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Solicitors & Estate Agents



59 MAIN STREET

DALRY, CASTLE DOUGLAS, DG7 3UP

Beautifully presented terraced house, providing bright spacious accommodation throughout.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Dining Room
Kitchen
Double Bedroom
Shower Room

First Floor:

Bathroom
2 Double Bedrooms
Single Bedroom/Study

Garden. Potting Shed.
Brick built garage.

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59 Main Street Dalry is a well-proportioned terraced house located in the popular Glenkens village of St Johns Town of Dalry. The property has been recently refurbished and modernised throughout by the current owners and would be ideal to suit a number of different purchasers.

St Johns Town of Dalry is an attractive village with wide streets and it has an active community. Set in the heart of the village near to the village store and both the Clachan Inn and Lochinvar Hotel which provide bar and restaurant facilities. Dalry is set in the Glenkens which is well served by activities based at the Catstrand in New Galloway bringing community and arts facilities to the area.

The southwest of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers and of course golf. The property is also ideally located to take advantage of a number of outdoor pursuits and leisure activities including hill walking on the nearby Southern Upland Way or Galloway Forest Park, water sports on Loch Ken or to enjoy the many cultural events at the thriving Community Arts Trust at the Catstrand in New Galloway.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a "Food Town". The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave.

ACCOMMODATION

Entered from Main Street through obscure glazed uPVC door into:-

ENTRANCE VESTIBULE 1.04m x 1.81m

Rustic oak-effect vinyl flooring. Wood panelled walls. Coat hooks. uPVC double glazed inner 15 pane door with glazed window above leading into:-

RECEPTION HALLWAY 1.19m x 5.58m

Bright reception hallway with wood panelling to chest height. Understair storage cupboard. Radiator with thermostatic valve. Carpeted staircase with wooden painted handrail and banister leading to first floor level. Ceiling light. Rustic oak-effect laminate flooring. Doorways leading off to all main ground floor accommodation.

SITTING ROOM 4.24m x 3.93m

Well-proportioned front facing reception room with ample natural light from large uPVC double glazed "tilt and turn" window with vertical blinds. Curtain pole and curtains above, and deep sill beneath. TV aerial point. Ceiling light. Rustic oak-effect laminate flooring. Radiator with thermostatic valve.

BEDROOM 1 3.33m x 4.23m (widening to 4.72m into alcove)

Good sized front facing double bedroom with ample natural light from large uPVC double glazed "tilt and turn" window with vertical blinds. Curtain pole and curtains above. Ceiling cornicing. Ceiling light. Rustic oak-effect laminate flooring. Radiator with thermostatic valve.

DINING ROOM 3.68m x 3.10m

Well position family dining room with uPVC double glazed window overlooking the rear garden. Curtain pole and curtains above. Built in shelving. BT telephone point. Radiator with thermostatic valve. Ceiling light.

KITCHEN 3.49m x 3.65m

Located at the rear of the property, this generous farmhouse style kitchen has a good range of fitted "shaker style" kitchen units with butcher block wood effect laminate work surfaces. Ceramic one and a half bowl sink with drainer and mixer tap above. Tiled splash-backs. Beko dish-washer. Beko washing machine. Free standing "shaker style" kitchen unit with solid wooden work surface. Belling electric range cooker with induction hob and Beko American style larder fridge-freezer. Wood panelling to chest height. Wall mounted cupboard housing electric meter and fuse box. uPVC double glazed door with double glazed side panel leading out to rear garden. Recessed LED ceiling spotlights. Loft access hatch. Tile-effect vinyl flooring.

SHOWER ROOM 2.13m x 3.09m

Large wet room style shower room with suite of white wash-hand basin and W.C. Large wet room cubicle with glass shower screen and mains shower above. Marble-effect Respatex wall panelling on two walls. Obscure uPVC double glazed window to rear with extractor fan and roller blind above. Ceiling cornicing. Ceiling light. Chrome heated towel rail. Partially coombed ceiling. Vinyl anti-slip flooring.

Carpeted staircase and painted handrail and banister splits off to the left with steps leading up to bathroom and steps splitting off to the right leading to further bedrooms.

First Floor Accommodation

The first floor half landing has built-in cupboard. Doors leading off to three further bedrooms.

BATHROOM 3.45m x 1.82m (at widest and longest)

Mosaic-effect style vinyl flooring. Suite of white wash-hand basin inset into built-in vanity unit with mixer tap above. White bath with mixer tap and separate shower attachment. White W.C. Range of built-in cupboards with shelving. uPVC double glazed window to rear with vertical blind. Ceiling Spotlight. Chrome heated towel rail.



DOUBLE BEDROOM 2 4.18m x 3.30m

Good sized front facing double bedroom with large uPVC double glazed "tilt and turn" window with Venetian blinds. Curtain pole and curtains above. Radiator with thermostatic valve. Ceiling light. Fitted carpet.

BEDROOM 3/STUDY 3.14m x 1.95m

uPVC double glazed "tilt and turn" window to front with curtain track and curtains above. Fitted Carpet. Radiator with thermostatic valve. Ceiling light.

DOUBLE BEDROOM 4 4.16m x 3.28m

Further front facing double bedroom with large uPVC double glazed "tilt and turn" window with curtain pole and curtains above. Vertical blinds. Ceiling light. Fitted carpet. Radiator with thermostatic valve.

OUTSIDE

REAR GARDEN

59 Main Street, Dalry has a generous rear garden which can be accessed directly from the kitchen and through a lane at the rear. There is pedestrian access through the yard of the neighbouring property for wheelie bins and oil deliveries. Immediately adjacent to the kitchen is a good sized paved patio area ideal for alfresco dining with further formal lawned area beyond. The rear garden is bordered by a wrought iron fence on one side and hedging on the other. Brick built single garage, which can be accessed directly from the lane to the rear.

Oil tank.

Wooden Potting Shed.

BURDENS

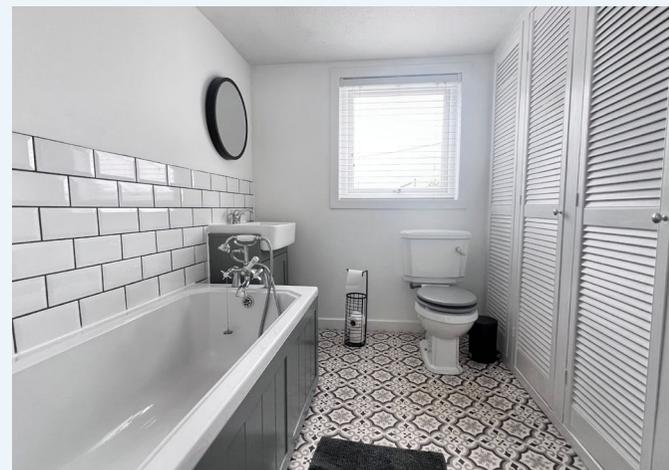
The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and mains drainage but no guarantee can be given at this stage.



ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting the office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

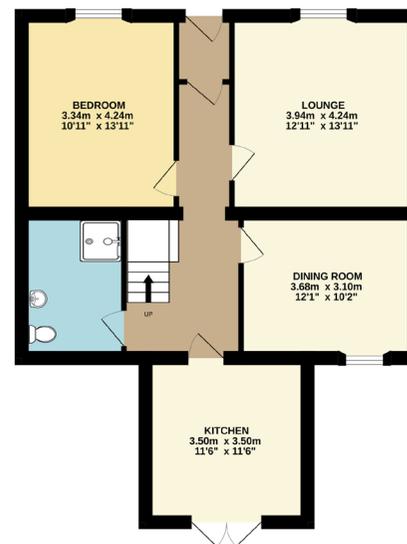
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

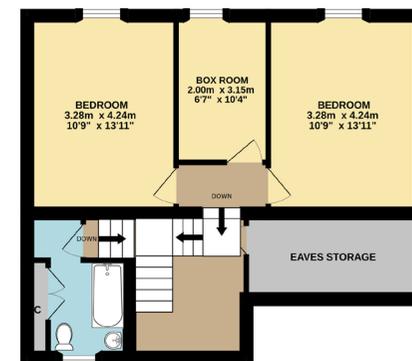
Ref: SAK/LNM/LAMBA01-01



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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