



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

E: dfs@gmthomson.co.uk

T: 01387 731 931

F: 01387 257 266

Main Street,
Dalry,
Castle Douglas,
Dumfries And Galloway.
DG7 3UW

£170,000



- Three double bedrooms
- Kitchen diner
- Oil central heating
- Beautiful views



Ref: PRA10816

Viewing Instructions: Strictly By Appointment Only

General Description

We are delighted to bring to the market, this three bedroom terraced property in St John's Town of Dalry. With beautiful views towards Earlstoun Loch, the property benefits from oil central heating, double glazing throughout and plentiful storage space.

Generous gardens contain areas laid to lawn as well as mature hedging, raised beds and a variety of smaller edging plants. Internally the space is well utilised to provide a kitchen/diner, living room with feature fireplace, utility room, bathroom and shower room, and three double bedrooms.

St John's Town of Dalry is a popular village in the Glenkens area of Dumfries and Galloway with a thriving community. Local theatrical entertainments and music and arts events are available at Catstrand in nearby New Galloway, and the Galloway Activity Centre on Loch Ken provides outdoor activities for all ages.

The town of Castle Douglas is 20 minutes away along the A713 providing further options for shopping and entertainment.

Accommodation



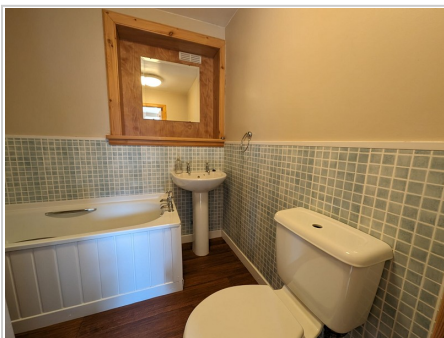
Hallway and Stairs (7' 7" x 8' 8") or (2.30m x 2.63m)

A bright and welcoming entrance with useful storage cupboard with rails. Access to living room, bathroom, kitchen and the upstairs rooms.



Living Room (14' 2" x 15' 0") or (4.31m x 4.57m)

A large room with feature open fireplace and wooden mantelpiece. Fitted carpet, radiator and stylish swirl light fitting.



Bathroom (6' 3" x 7' 7") or (1.90m x 2.31m)

Neatly situated in the front hall, the family bathroom provides a surprising amount of space. Comprised of a white 3 piece suite, decorative tiling and convenient recessed alcove with mirror.



Kitchen (14' 0" x 10' 9") or (4.27m x 3.27m)

The dining kitchen is bright and airy, with dual aspect windows overlooking the front and rear of the property. Generous storage is provided by wooden wall and base units, with stainless steel sink and mixer tap by the rear window. The electric double oven is completed with a canopy extractor overhead.



Utility Room (7' 4" x 7' 3") or (2.23m x 2.22m)

Leading on from the kitchen, the utility provides additional storage and space for white goods. The stainless steel sink with mixer tap sits below the window, allowing views over the generous garden. The utility provides access to an additional shower room, and to the rear of the property.



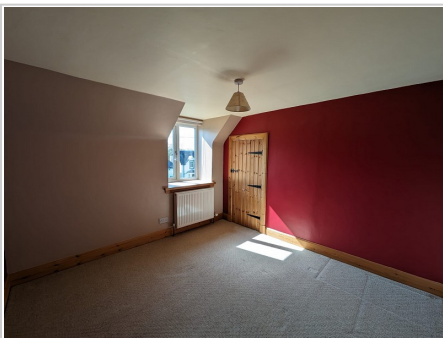
Shower Room (7' 2" x 3' 11") or (2.19m x 1.19m)

A neat shower room at the rear of the property, complete with toilet and sink.



Bedroom 1 (14' 0" x 11' 11") or (4.27m x 3.63m)

The main bedroom at the south west of the property provides ample space for additional furniture and includes a built in storage cupboard. Fully carpeted, with double glazed window and curtains, radiator and pendant light.



Bedroom 2 (10' 3" x 10' 1") or (3.12m x 3.07m)

The second double bedroom also has a neat storage cupboard and over looks the front garden. Fully carpeted, with double glazed window, radiator and pendant light.



Bedroom 3 (14' 0" x 9' 2") or (4.26m x 2.79m)

The third double bedroom is fully carpeted, with double glazed window and curtains, radiator and pendant light.

Front Garden

A central gravel footpath leads from front gate at the main road, and the oil tank is discretely situated behind mature foliage. The front garden has a lawned area and another area for planting.



Rear Garden

A generous garden mostly laid to lawn with areas laid out for vegetables, raised beds and a raised section at the foot of the garden with extensive views over the surrounding countryside. A wooden shed complete with cupboards and shelves provides a versatile area for storage or hobbies, and an external cupboard at the rear of the property provides storage space for garden tools and equipment. In the gravel area outside the back door, there is a former well, prior to the steps leading to the rest of the garden.



View

The raised area at the foot of the garden provides beautiful views over the countryside towards Earlstoun Loch.

Services

Mains electricity, mains water, mains drainage

EPC Rating:45

Tenure

We are informed that the tenure is Freehold

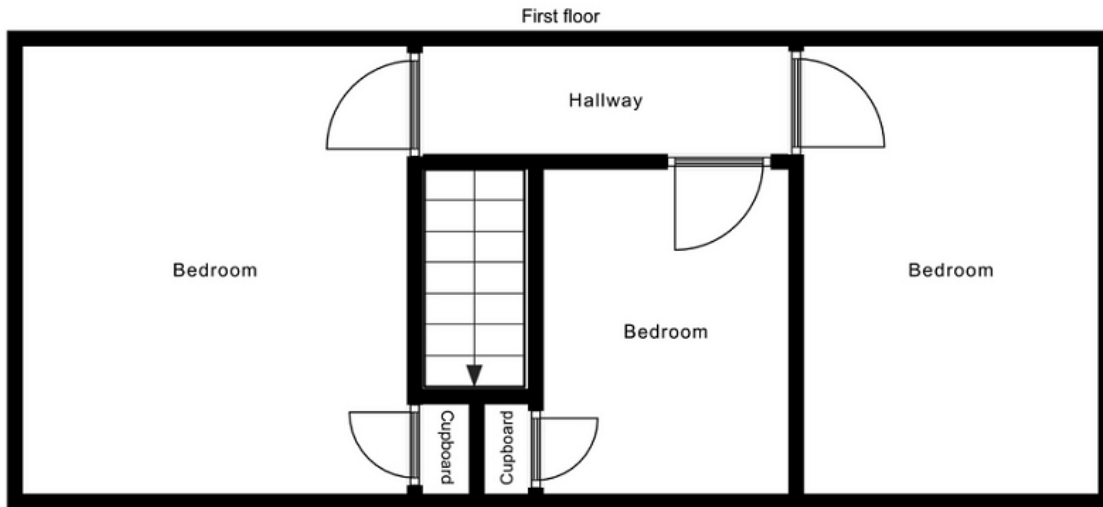
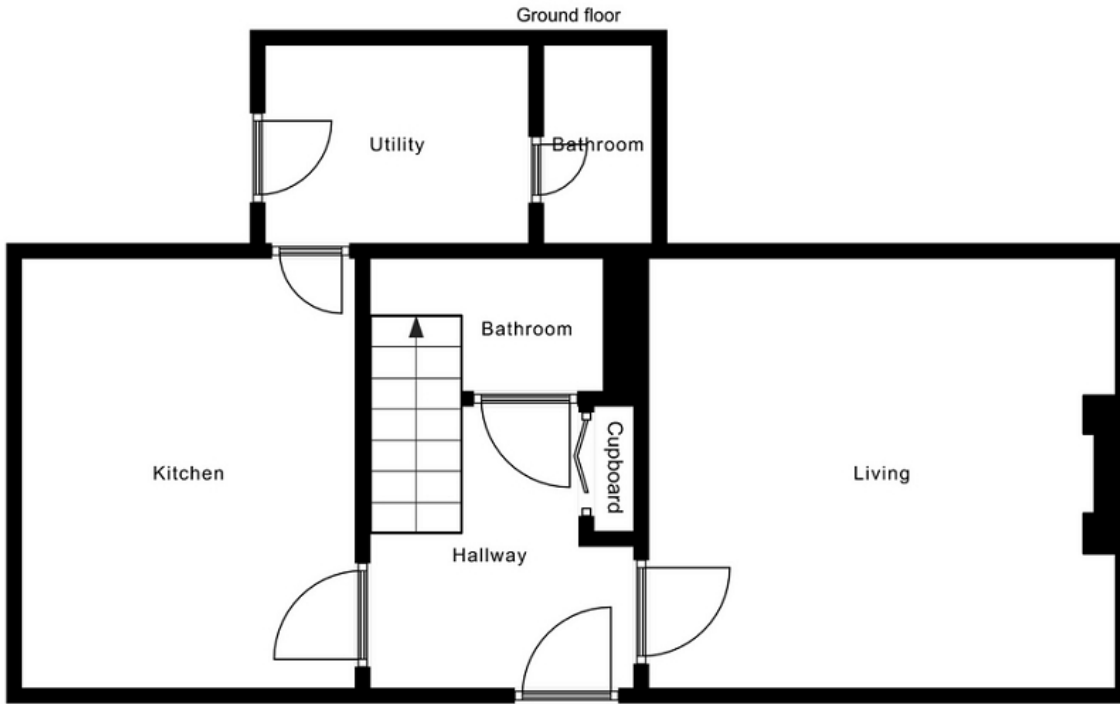
Council Tax

Band B

Directions

From Dumfries, take the A75 west. At Crocketford, turn right onto the A712. At the end of the road, turn right onto the A713 towards Dalry. Within Dalry, turn right onto the A702 towards Moniaive. The property is 300m along this road on the left.





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.