

Annan

Call 01461 202 866/867

Offers in the Region of £140,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**15 Mulloch View, St John's Town of Dalry,
Castle Douglas, DG7 3UJ**



Immaculate, bright and airy three bedroom end terraced house in popular and modern residential development just on the edge of the village. The property benefits from good sized accommodation throughout and to the rear of the property boasts uninterrupted countryside views from the property and garden. This is an excellent property and would be suitable as a family home or first-time buyer opportunity. It is in walk in condition and viewing is highly recommended. Do not miss out.

Accommodation

The ground floor comprises of a living room, kitchen/diner, Downstairs WC with storage (this also has potential to be a shower room), back porch with storage space.

On the first floor are three good sized bedrooms all with built in wardrobes, bathroom and hatch to part floored roof space.

To the front is a driveway with small garden area to side.

The rear garden catches the morning sun and has paved area and grass area with flower and shrub borders. The garden shed will be included in the sale.

Features

- Warm and efficient property
- Chain free
- Tastefully decorated throughout
- Open countryside views to rear
- Driveway for two cars
- Quiet village location

15 Mulloch View, Dalry

Approximate Gross Internal Area = 90 sq m / 969 sq ft

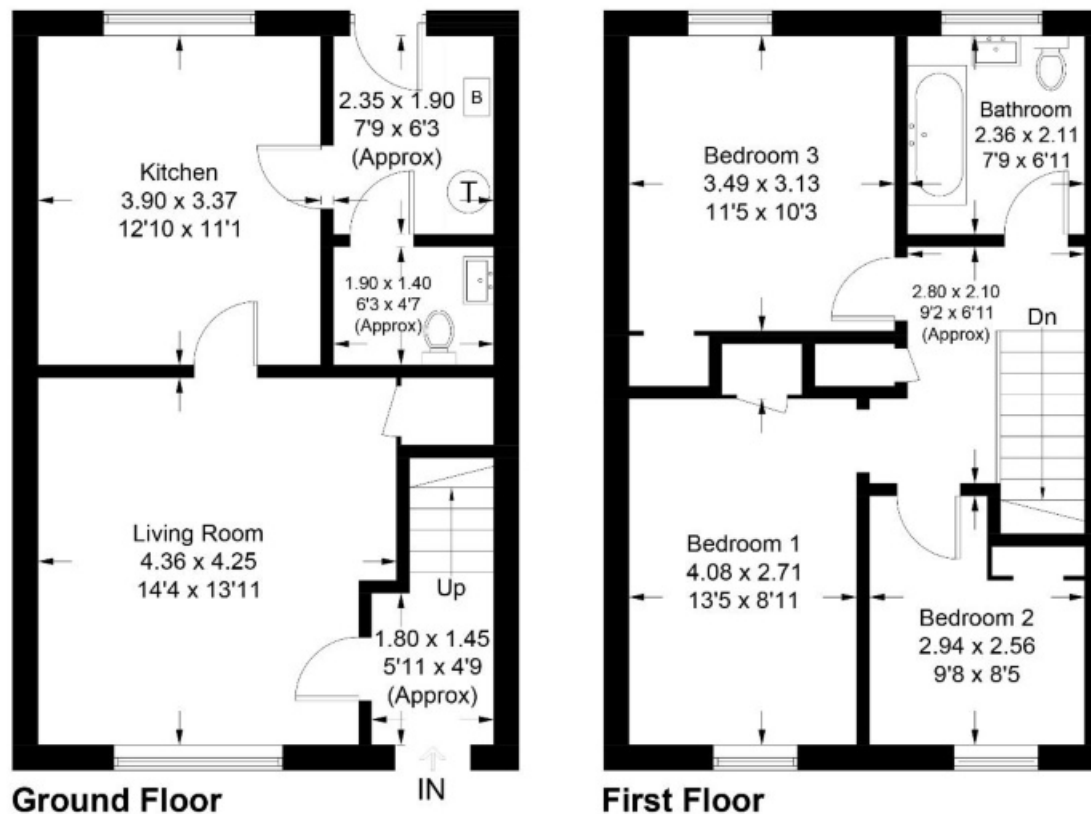


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1062015)

Situation

DALRY

St John's Town of Dalry is a lovely thriving village approximately 16 miles from Castle Douglas. The village has two shops, one with a post office and one with a filling station, two pubs including the award winning Clachan Inn, a Primary and Secondary School, two community hubs being the Town Hall and the Community Centre, which have regular activities such as the monthly producers market, pop-up cafe, community cinema, Yoga, Tai Chi, Ceilidhs, concerts, it also has a bowling green. Dalry is close to Loch Ken and the Galloway Forest Park and the village is situated on the Southern Upland Way Trail so is an ideal location for outdoor activities including fishing, water activities, hill walking and biking. There are also a number of other facilities in the nearby village of New Galloway, including the Glenkens Medical Practice and the Catstrand Arts Centre.

CASTLE DOUGLAS

Known as the 'Food Town' of Dumfries & Galloway, Castle Douglas is located approx 18 miles from Dumfries along the A75 and sits between the Galloway Hills and Solway Firth. Castle Douglas has an array of gift and local produce shops along with larger retail supermarkets. Hospitality includes cafes, bistros, hotels and pubs. Castle Douglas has both Primary and Secondary schools. There are leisure facilities available including health centre. Castle Douglas is well situated for tourist attractions along the A75 route including close by Threave Gardens and Castle. If you enjoy outdoor activities water activities, hill walking, fishing and biking are all at your door step.

DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

Fixtures and Fittings

All floor coverings, light fitting, blinds, curtains and curtain poles. The fitted electric fire and fireplace will be included in the living room and the garden shed in the garden will be included in the sale.

Services

Mains Electricity, water and mains drainage.

Phone line connection and broadband.

Central heating and hot water - is provided by an air source heat pump.

Council Tax Band

C

Energy Performance Rating

C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Annan

Call 01461 202

866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
Email: Annan@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.