



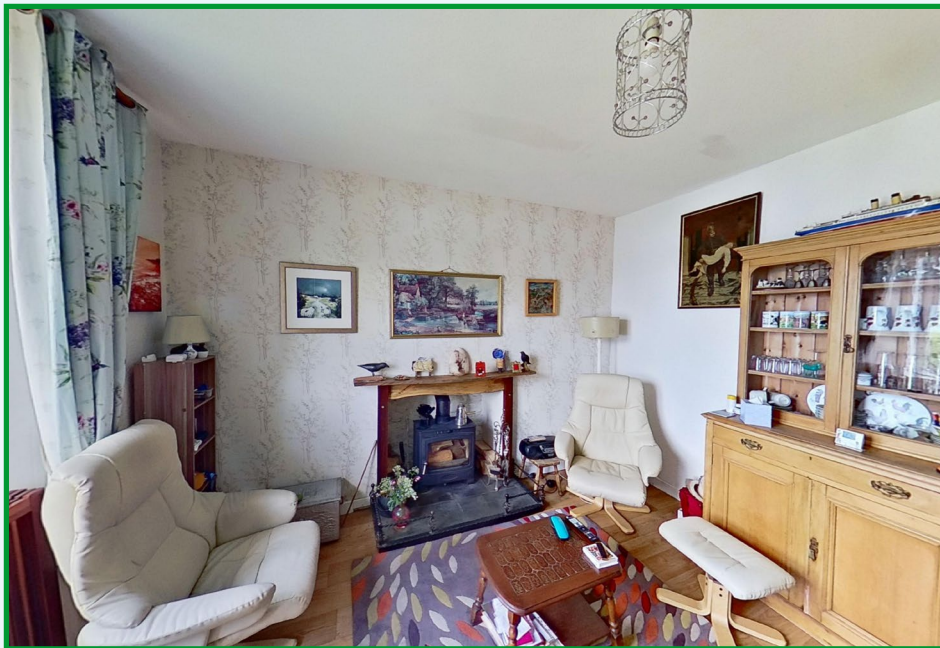
**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



RUTHADAM

11 MIDTOWN, DALRY, CASTLE DOUGLAS, DG7 3UT

Well-proportioned detached house enjoying an elevated position within the popular Glenkens village of Dalry



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Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room
Kitchen
Rear Hallway
Shower Room
Rear Porch
Snug

First Floor:

Landing
Double Bedroom 1
Double Bedroom 2 with
En-suite

Outside:

Front and rear gardens.
Greenhouse. 2 Garden
Sheds. Wood store.
Driveway.



Ruthadam is a well-proportioned traditional 1 and ½ storey stone built detached Galloway house located in an elevated position within the village of St Johns Town of Dalry. The property is well positioned within a generous plot with front and rear garden, and driveway.

Located a short walk away from the local amenities of the village the property is also on the bus route to Castle Douglas with a bus stop a short distance away.

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 post office both the Clachan Inn and Lochinvar Hotel which provide bar and restaurant facilities.

On the outskirts of the village is a recently extended garage with mini supermarket and petrol available 24 hours. 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

Accessed via a pathway from the front garden, through a UPVC front door into:-

ENTRANCE HALLWAY

Spacious reception hallway with carpeted staircase leading to first floor level with wooden handrail and banister. Doors leading off to sitting room and snug. Ceiling light. Smoke alarm. Central heating thermostat controller. Fitted carpet. Radiator with shelving above.

SITTING ROOM (front left)

Bright, well proportioned, front facing sitting room with ample natural light from a large uPVC double glazed window to front. Curtain pole and curtains above. Radiator. Feature fireplace with cast iron wood burning stove set on slate hearth with wooden mantle and surround above. TV aerial point. Built in cupboard. Ceiling light. Wood effect laminate flooring. Door leading into:-

KITCHEN

Located at the rear of the property and accessed directly from the sitting room and rear hall. This compact kitchen has a good range of fitted kitchen units with wood effect laminate work surfaces. Radiator. Space for freestanding electric cooker. Extractor hood above. Fluorescent strip light. uPVC double glazed picture window to rear with roller blind above. Stainless steel sink with drainer to side and mixer tap. Space for washing machine. Tile effect vinyl flooring. Doorway leading to:-

REAR HALLWAY

Vinyl flooring. Ceiling light. uPVC double glazed door leading into rear porch. Doorway leading to shower room and rear porch.

SHOWER ROOM

Modern shower room with walk in shower cubicle with respatex style wall paneling. Electric shower above. Mirrored bathroom cabinet. Chrome towel rail. uPVC obscure glazed window to rear with roller blind above. Dimplex wall mounted fan heater. Radiator. Ceiling light. W.C. wash hand basin. Vinyl anti slip flooring.

REAR PORCH

Wood effect laminate flooring. Wood paneled wall on one side. Painted stone wall. Wooden door leading out to garden with glazed panel to side. White wash hand basin. Partially coombed ceiling. Wall light.

SNUG (front right)

Accessed directly from the entrance hallway this bright reception room could be a further bedroom or formal dining room if required. uPVC double glazed window to front with curtain pole and curtains above. Radiator. Inset wood burning stove with tiled surround and hearth with painted wooden mantle above. TV aerial point. Ceiling cornicing. Ceiling light. Fitted carpet.

Carpeted staircase leading to first floor level with wooden handrail and banister. UPVC double glazed window to rear provides additional natural light onto the stairwell.

First Floor Accommodation

LANDING

Carpeted. Partially coombed ceiling. Loft access hatch. Smoke alarm. Doors leading off to two generous double bedrooms.

DOUBLE BEDROOM 1

uPVC double glazed window to front. Radiator. A range of built in wardrobes providing useful additional storage. Partially coombed ceiling. Fitted carpet.

DOUBLE BEDROOM 2 WITH ENSUITE

uPVC double glazed window to front. uPVC double glazed window with curtain pole and curtains above. Partially coombed ceiling. Radiator. Fitted carpet. Door opening into:-

Ensuite

Tile effect vinyl flooring. White wash hand basin and W.C. Partially coombed ceiling. Ceiling light.

Outside

Front garden is mainly laid to lawn with steps leading up to graveled path providing access to the front entrance of Ruthadam and driveway to side.

There is a generous enclosed rear garden with formal lawned area, bordered by well stocked flower beds. Raised vegetable beds. Greenhouse. Two garden sheds. Wood store.

BURDENS

The Council Tax Band relating to this property is .

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

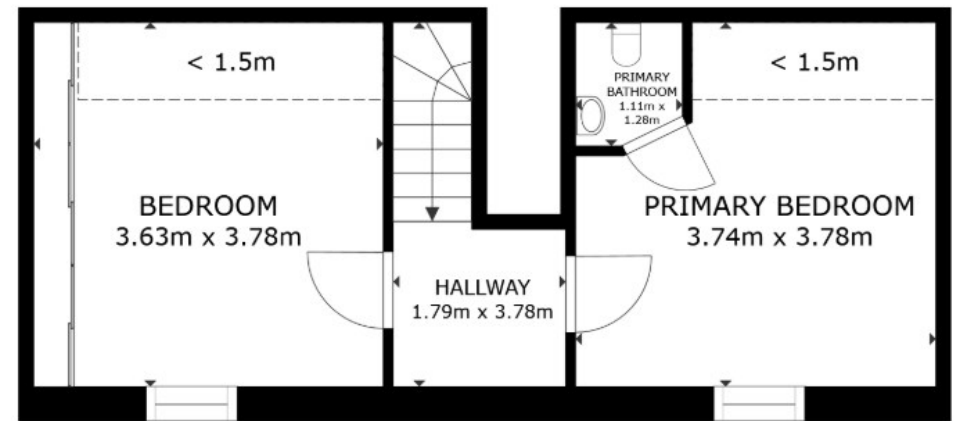
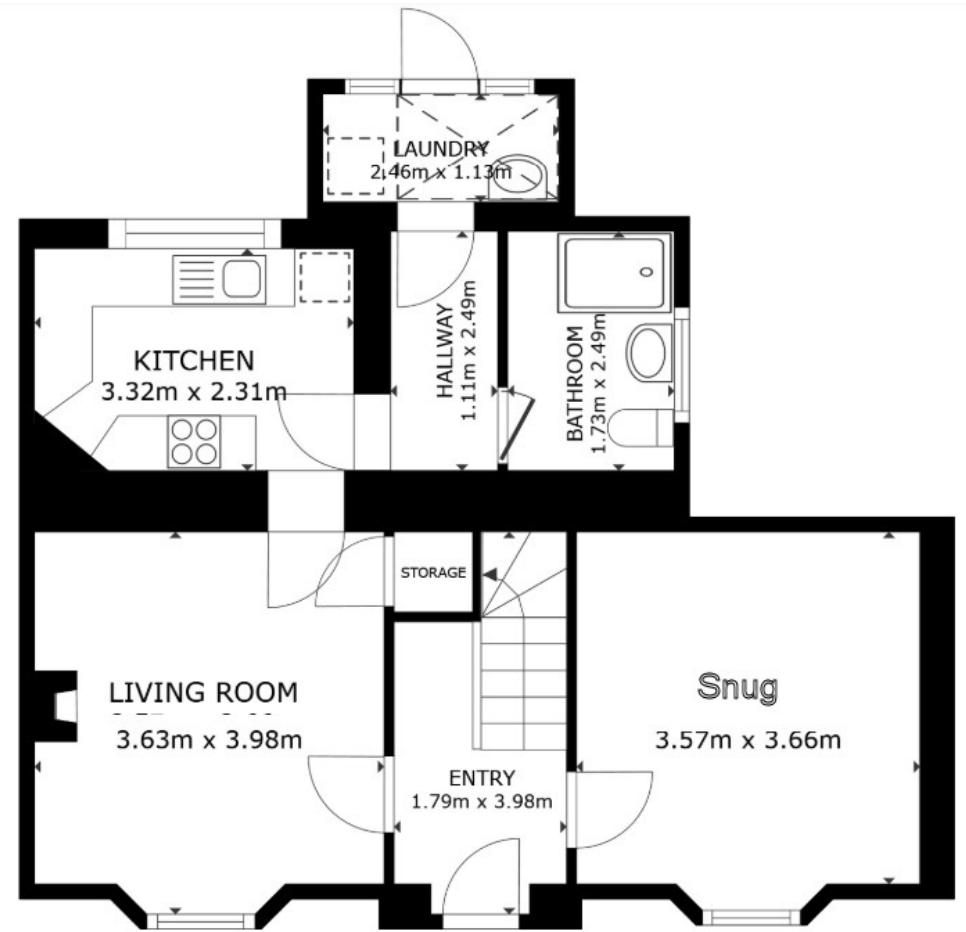
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO 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/MCCUD01-04



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
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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