



WILLIAMSON
& HENRY
Solutions & Project Design

BOBBIN COTTAGE

60 MAIN STREET, DALRY, CASTLE DOUGLAS, DG7 3UW

Immaculately presented two bedroom Galloway cottage located in the village of St John's Town of Dalry.

www.williamsonandhenry.co.uk

Ground Floor Accommodation

Entrance Vestibule

Sitting Room

Inner Hall

Kitchen

Shower Room

First Floor Accommodation -

2 Double Bedrooms

Front and rear garden. Off-street parking area. Electric central heating. Wood burning stove.

Bobbin Cottage is surprisingly spacious Galloway Cottage located in the popular village St Johns Town of Dalry. This beautifully renovated property is currently rented out as a successful short term holiday rental by the current owners but also be well suited as a permanent home.

To the rear of the property is a generous private regard garden which backs on to neighbouring farmland.

Dalry is an attractive village with wide streets and it has an active community. In the heart of the village there is a village store and both the Clachan Inn and Lochinvar Hotel provide bar and restaurant facilities. Dalry is within the Glenkens which is well served by activities based at the Catstrand in New Galloway bringing community and arts facilities and events to the area. Dalry Town Hall and Community Centre also offer cultural and other events including a monthly producers market.

The nearby town of Castle Douglas is a thriving Galloway market town, lying approximately 16 miles from Dalry, 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 south-west 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 for fishing on the nearby rivers, hill walking on the nearby Southern Upland Way or Galloway Forest Park, water sports on Loch Ken and of course golf. There are also many beautiful gardens nearby including the National Trust Gardens at Threave.





Ground Floor Accommodation

Entered through wood-effect uPVC composite glazed door from front garden area into:-

ENTRANCE VESTIBULE

Wood-effect tiled flooring. Wood paneling to waist height. Wooden glazed storm door leading into:-

SITTING ROOM 4.22m x 3.99m

UPVC double glazed picture window to front with blinds above and deep sill beneath. Feature inglenook fireplace with slate tiled hearth and inset wood burning stove. Radiator with thermostatic valve. Smoke alarm. Carbon monoxide alarm. Two wall lights. Cupboard with shelving providing useful additional storage. Fitted carpet. Further built-in corner cupboard housing electric meter and consumer unit. Wooden sliding door leading to:-

INNER HALL

Carpeted staircase with wooden handrail leading to first floor level. Wall lights. Smoke alarm. Recessed LED ceiling spotlight. Doors leading off to garden, shower room and kitchen. Hive central heating controller. Limed oak-effect tiled flooring.

KITCHEN 3.70m x 3m

Cream farmhouse style fitted kitchen units with solid wooden work surfaces. Cream chimney-style extractor hood. Tiled splash-back. Electric induction hob. Electric integrated oven with microwave function. Integrated fridge with ice box. UPVC double glazed window to side with deep sill beneath and roller blind above. Exposed beam ceiling detail. Stainless steel sink with mixer tap above (hot water supply to both kitchen and bathroom is provided by an instant water heater fitted

under kitchen sink). UPVC double glazed window to rear with roller blind above. Exposed stone feature wall. Integrated washing machine and slimline Kenwood dish-washer. Built-in cupboard providing useful additional storage with shelving and housing Potterton electric boiler. Hive central heating controller. Radiator with thermostatic valve. Smoke alarm. Pendant ceiling light. LED recessed spotlights. Limed oak-effect tiled flooring.

SHOWER ROOM 2.29m x 1.40m

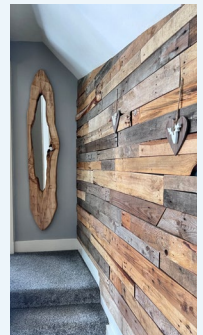
Contemporary shower room with suite of white wash-hand basin and W.C. Double walk-in shower cubicle with Respatex-style wall paneling. Electric Mira Jump shower. Wood paneling on two walls to waist height. Recessed LED ceiling spotlights. Manrose quiet extractor fan. Chrome heated towel rail, which is also fitted with an electric element. White wash-hand basin with mixer tap inset into contemporary vanity unit.

Carpeted staircase with wooden handrail leading to first floor landing. Three steps split off to double bedroom 1 to left hand side with two steps to the right leading to bedroom 2. Skylight above staircase.

First Floor Accommodation

DOUBLE BEDROOM 1 3.68m x 2.97m

Partially coombed ceiling. UPVC double glazed "tilt and turn" window to side with roller blind above and further uPVC double glazed picture window to rear with deep sill beneath. Loft access hatch. Ceiling light. Radiator with thermostatic valve. BT internet point. Fitted carpet.



Two steps from first floor landing lead up to:-

DOUBLE BEDROOM 2 4.38m x 3.85mG

Generous front facing double bedroom with partially coombed ceiling. Radiator with thermostatic valve. Large uPVC picture window to front with blinds above. Loft access hatch. Ceiling light.

OUTSIDE

Front Garden

Good sized gravel parking area to front bordered by hedging with small patio and garden area beyond that with a number of mature shrubs and apple tree.

Rear Garden

Bobbin Cottage benefits from a large rear garden, this hidden gem of a garden is a tranquil oasis with a number well stocked raised flower beds with a variety of perennial plants, including geraniums, ferns and apple trees. Raised sheltered patio area. Wooden shed with wooden floor and built-in shelving. Coat hooks. Log store.

There is a formal lawned area bordered by hedging on one side and well stocked flower beds to the other, with a grassy path leading through an arbour to the rear of the garden where there are a number of raised vegetable boxes and fruit canes and path leading to a delightful hidden terrace with magnificent views over neighbouring farmland and the hills beyond.

BURDENS

The property is currently rented out a short term holiday rental which means that it has a rateable value of £1850 per annum but is subject to small business rates relief at present.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is G.

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 our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

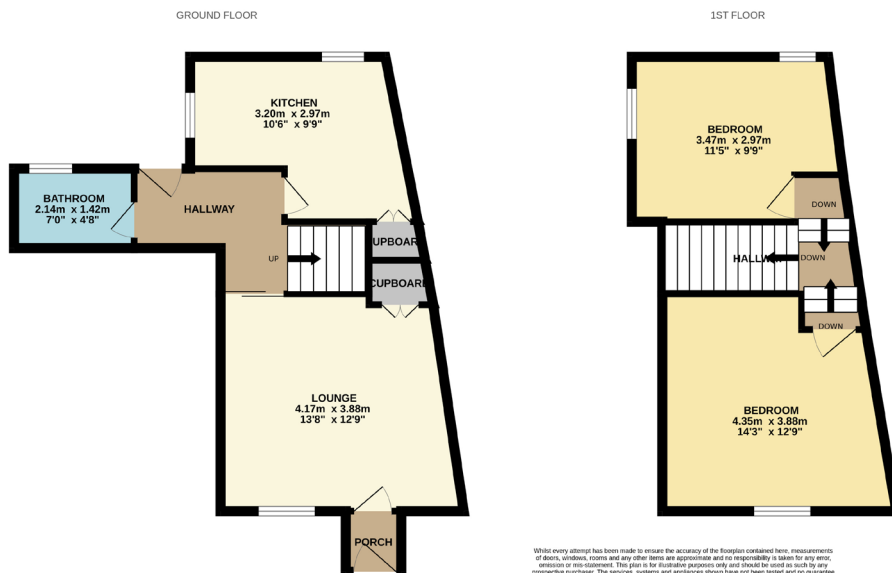
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/PL/REIDA02-01



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. 30303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.