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Solicitors & Estate Agents

2 ROSEMOUNT TERRACE

NEW GALLOWAY, CASTLE DOUGLAS, DG7 3RE

Immaculately-presented semi-detached house enjoying an elevated position and set within a generous garden.



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Accommodation:

Ground Floor:

Reception Hall
Sitting Room
Open Plan Kitchen / Dinner
Bathroom
Double Bedroom / Study

First Floor:

2 Double Bedrooms
WC

Outside:

Off-street parking
Front & Side Gardens
Wooden Garden Shed
Log Store



2 Rosemount Terrace is an immaculately presented semi-detached house enjoying an elevated position within a generous garden. This delightful home is situated next to the village green within the picturesque village of New Galloway and is an ideal family home in a rural village setting.

New Galloway has its own primary school, doctor's surgery and active community attractions including the CatStrand, local shop, local pubs, golf course and local post office. The village is also well served by public transport links, north to Dalry and beyond and south to Castle Douglas (some 14 miles away) and beyond. Dalry has a secondary school which is complemented by Castle Douglas High School after fourth year.

ACCOMODATION

Entered from the garden through UPVC double glazed door into:-

RECEPTION HALL 2.57m x 1.27m

Bright reception hallway with carpeted staircase leading to first floor level. Built in cupboard housing electric meter and consumer unit. Radiator. Ceiling light. Wood effect laminate flooring. Doorways leading off to bathroom, ground floor bedroom and sitting room.

SITTING ROOM 4.30m x 4.30m (maximum)

Spacious and light front facing sitting room with large UPVC double glazed picture window to front providing ample light and pleasant outlook across the garden. Curtain pole and curtains. Wooden beamed ceiling detail. Multi-fuel stove inset into chimney breast with stone hearth. Ceiling Spotlights. Recessed alcove with built in shelving. Radiator. Wood effect laminate flooring. Door leading through to:-

OPEN PLAN KITCHEN/DINING ROOM 6.53m x 3.15m (maximum)

Located to the rear of the property is a large open plan Kitchen dining area with an abundance of natural light from two large UPVC double glazed windows overlooking the rear garden across the village Green. This contemporary open plan area is ideal for modern family living.



The Kitchen area has a good range of high gloss white fitted kitchen units providing ample storage. Laminate work surfaces. Integrated fridge-freezer. Dishwasher. Stainless 1½ bowl steel sink with drainer to side. Freestanding electric cooker with contemporary chimney style extractor above. Plumbing for washing machine. Radiator. Built-in pantry cupboard with shelving. Built-in under stair storage cupboard housing floor-mounted boiler unit. Ceiling lights. Ceramic tiled floor. UPVC double glazed door leading out to garden.

BEDROOM 3 / STUDY 3.07m x 2.60m

Currently used as a double bedroom this could also be used as a study or office if require. UPVC Double glazed window with roller blind above. Ceiling light. Radiator. Fitted carpet.

BATHROOM 2.06m x 1.42m

Light and airy bathroom comprising of White WC, wash hand basin inset into contemporary oak effect vanity unit. White bath with glazed screen and electric shower over. Tiled splash backs. Extractor fan. Chrome heated towel rail. UPVC obscure glazed window. Ceiling light. Wood effect laminate flooring.

Carpeted Staircase lead with painted wooden handrail leading to first floor.

FIRST FLOOR LANDING 3.30m x 2.03m

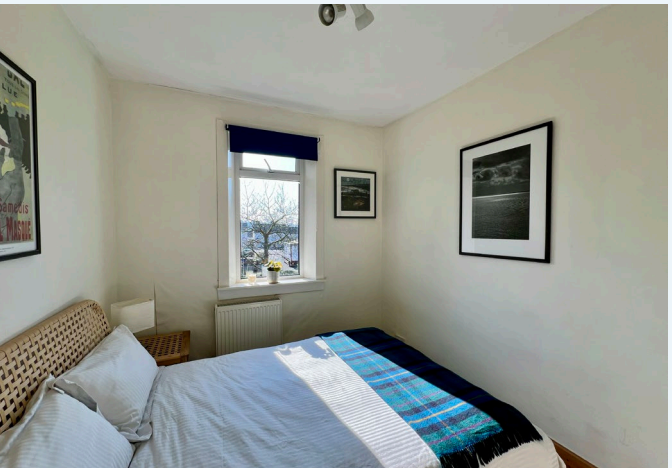
Bright front facing double bedroom with en-suite W.C. Sash and case window to front with curtain pole and curtains above. Two built in cupboards providing useful additional storage. Ceiling light. Radiator. Fitted carpet.

WC 1.42m x 0.97m

Comprising White WC, and wash hand basin with pedestal. Ceiling light. Extractor fan. Wood effect laminate flooring.

BEDROOM 1 4.30m x 3.25m (maximum)

Light and airy double bedroom. UPVC double glazed window to front with curtain pole and curtains above. Radiator. Two walk-in wardrobes, one with further under eaves storage. Radiator. Ceiling light. Fitted Carpet.



BEDROOM 2 3.30m x 3.28m (maximum)

Another light and spacious double bedroom currently used as an office. UPVC double glazed window with curtain pole and curtains above. Radiator. Ceiling light. Fitted Carpet.

**OUTSIDE
FRONT GARDEN**

Beautifully maintained split-level front garden with formal lawned areas and well stocked flowerbeds with shrubs and perennials. Steps lead down to lower garden with variety mature trees, including some fruit trees, and shrubs. To one side is a generous off-street parking area.

SIDE & REAR GARDEN

A path leads around to the front of the property where there is a generous lawn to side along with oil tank. The rear garden enjoys a pleasant outlook across the Village green. Generous paved patio with additional gravel areas. Large wooden shed. Wooden log store.

The property has vehicular access via the adjacent village-owned monument field to the rear boundary of the property, to allow further off-street parking to rear.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band.

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).

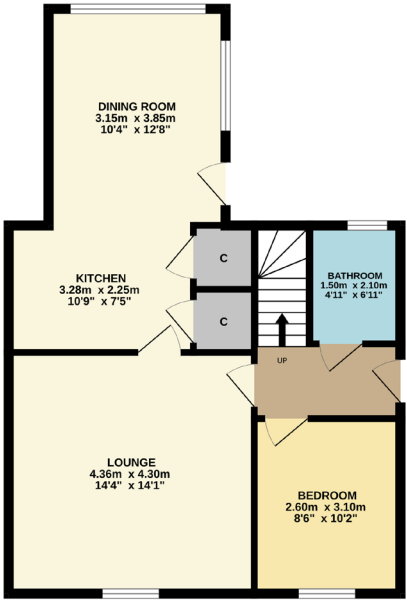
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

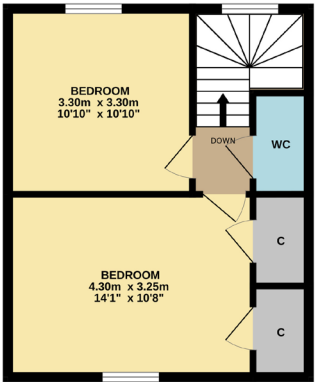
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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