



WILLIAMSON  
& HENRY  
Sales & Estate Agents





# 49 MAIN STREET

DALRY, CASTLE DOUGLAS, DG7 3UP

**Surprisingly spacious traditional mid terraced cottage located in the popular village of St Johns Town of Dalry**



## **Accommodation:**

### **Ground Floor:**

Entrance Porch  
Reception Hallway  
Lounge  
Inner Hallway  
Open Plan Kitchen / Dining /  
Garden Room  
Rear Hallway  
Shower Room  
Boot Room

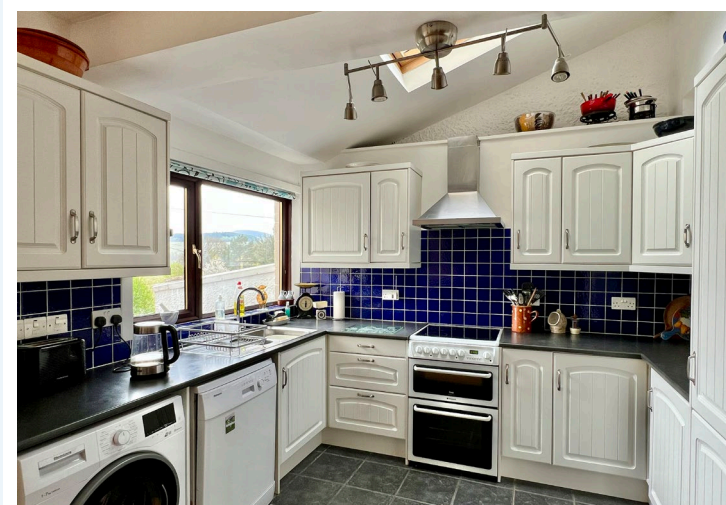
### **First Floor:**

Double Bedroom 1 (Front Facing)  
Double Bedroom 2 (Rear Facing)  
Double Bedroom 3 (Front Facing)  
Family Bathroom

### **Outside:**

Rear Garden

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49 Main Street Dalry is spacious and bright mid terraced cottage providing well-proportioned flexible accommodation throughout. This charming property enjoys a sunny enclosed garden enjoying fine views across neighbouring gardens to the hills beyond

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, post office, hairdressers, community charity shop, petrol station 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 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.

ACCOMMODATION

Entered through wood-effect composite glazed door into:-

ENTRANCE PORCH 1.09m x 1.53m

Exposed stone wall. Coat hooks and hanging rails. Ceiling light. Wood paneling to waist height on one wall. Ceramic tiled floor. Wooden glazed door into:-

RECEPTION HALL 3.13m x 1.63m

Exposed stone wall with wood paneling beneath. Ceiling spotlight. Painted wrought iron banister between reception hall and lounge areas. Ceramic tiled floor. Carpeted steps with painted wooden handrail leading down to lounge. Separate carpeted staircase with painted wrought iron banister leading up to first floor level. Separate steps leading down to open plan kitchen / dining/garden room.

LOUNGE 7.62m x 4.78m

Bright front facing reception room with two large uPVC picture windows with roller blinds and deep sill beneath. Recessed LED spotlights. Understair storage cupboard with further useful under stair shelving area. Radiator. Contemporary white vertical radiator. Inset Inglenook fireplace with large cast iron wood-burning



stove set on slate hearth with wooden mantle to side. Smoke alarm and carbon monoxide detector. Fitted carpet.

INNER HALLWAY 1.77m x 1.66m

Steps from reception hallway lead down to kitchen / diner/garden room. Radiator. Wood panelled ceiling. Wall light. Wood-effect laminate flooring.

OPEN PLAN KITCHEN / DINING / GARDEN ROOM 6.20m x 4.96m at widest

Entered through a wooden glazed door from the inner hallway.

Kitchen area 3.04m x 2.33m

Good range of farmhouse style fitted kitchen units. Tiled splashbacks. Slate-effect laminate work surfaces. uPVC double glazed window to rear with fine views and roller blind. Velux window. Stainless steel 1½ bowl sink with mixer tap and drainer. Freestanding Creda Hotpoint electric cooker. Blomberg dishwasher. Blomberg washing machine. Under-counter integrated fridge. Ceiling light. Slate-effect ceramic tiled floor.

Dining / Garden Room area 6.29m x 3.31m at widest

Radiator. Wood panelled painted ceiling. Recessed LED spotlights. Ceiling light. Smoke alarm. Recessed alcove with built-in shelving. Large uPVC double glazed picture window overlooking garden with curtain pole and curtains and uPVC double glazed door opening out to rear garden. Further uPVC double glazed window with vertical blinds. Wood effect laminate flooring. Doorway leading to rear inner hallway.

REAR INNER HALLWAY 2.22m x 1.15m

Radiator. Coat hooks. Cupboard housing electric meter and RCD consumer unit. Ceiling light. Ceramic tiled floor. Doorways leading to boot room and shower room.

SHOWER ROOM 1.86m x 1.50m

Large walk-in shower cubicle with waterproof shower panelling and mains shower. Wash hand basin with tiled splashback and W.C. Wall-mounted bathroom cabinet. Shaver point. White heated towel rail. Ceiling light. Extractor fan. Tiled floor.

BOOT ROOM 1.74m x 1.50m

uPVC double glazed tilt & turn window overlooking garden. Built-in shelving. Space for fridge/freezer and tumble dryer. Partially coombed ceiling. Ceiling light. Concrete floor.



Carpeted staircase from reception hallway, with painted wrought iron banister, leading up to first floor level.

First floor level

LANDING 1.96m x 1.34m lengthening to 5.19m x 0.97m

Large under eaves storage cupboard with fitted carpet, lighting and built-in shelving. uPVC composite window to side. Loft access hatch. Ceiling lights. Wooden clothes pulley. Radiator. Linen cupboard with built-in shelving. Fitted carpet. Doorways leading off to three double bedrooms and family bathroom.

DOUBLE BEDROOM 1 (Front Facing) 4.79m x 2.93m

Bright and airy front facing double bedroom which could also be a home office. uPVC double glazed window to front with curtain pole and curtains. Radiator. Ceiling light. Partially coombed ceiling. Double built-in wardrobes with bi-fold doors, hanging rail and shelving. Fitted carpet.

DOUBLE BEDROOM 2 (Rear Facing) 5.73m x 3.43m

Bright and spacious master double bedroom with superb outlook from large uPVC double glazed triple aspect windows across neighbouring gardens to Galloway hills beyond with curtain track and curtains. Radiator. Ceiling light. Built-in triple wardrobes with sliding doors (one mirrored), hanging rail and shelving providing an abundance of storage. Fitted carpet.

FAMILY BATHROOM 4.05m x 1.67m

Suite of white wash hand basin, WC and bath with mixer tap and hand-held shower attachment. Slate splashbacks. uPVC double glazed window to rear with net curtains and roller blind. Radiator. Fixed bathroom mirror. Shaver socket. Ceiling light. Stripped wooden floorboards.

DOUBLE BEDROOM 3 (Front Facing) 4.03m x 3.78m

Front facing bedroom with partially coombed ceiling. Two uPVC double glazed windows to front with curtain pole and curtains. Radiator. Recessed alcove with hanging rail, shelving and curtains. Ceiling light. Fitted carpet.



OUTSIDE

REAR GARDEN

The property benefits from a sunny enclosed garden to the rear with delightful patio area with fine views across neighbouring gardens to the hills beyond with easy access from the Garden Room and ideal for alfresco dining. Beyond the patio is a lawned area with raised bed, herbaceous plot and large shed. To one side is a wooden decked area with log storage.

BURDENS

The Council Tax Band relating to this property is D.

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 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."

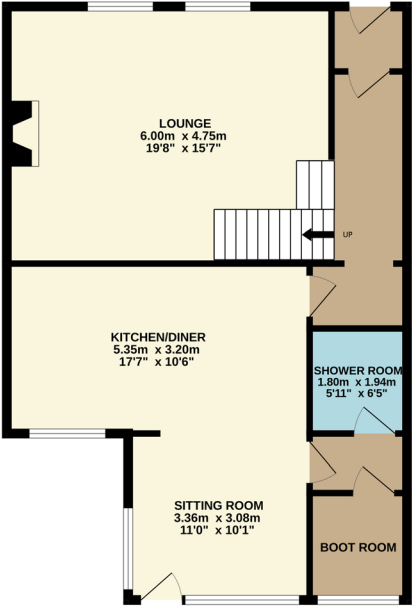
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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

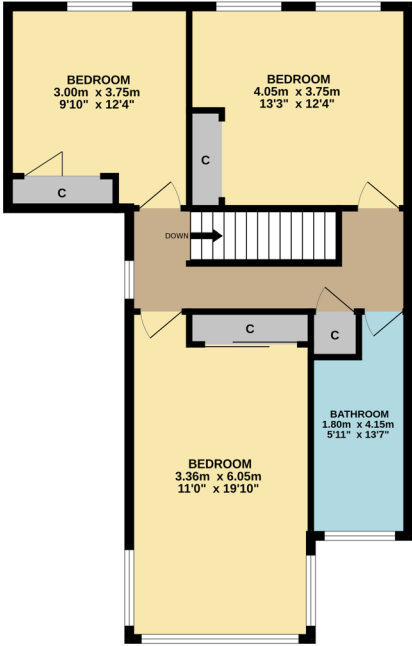
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/ADAMW02-01

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 to 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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