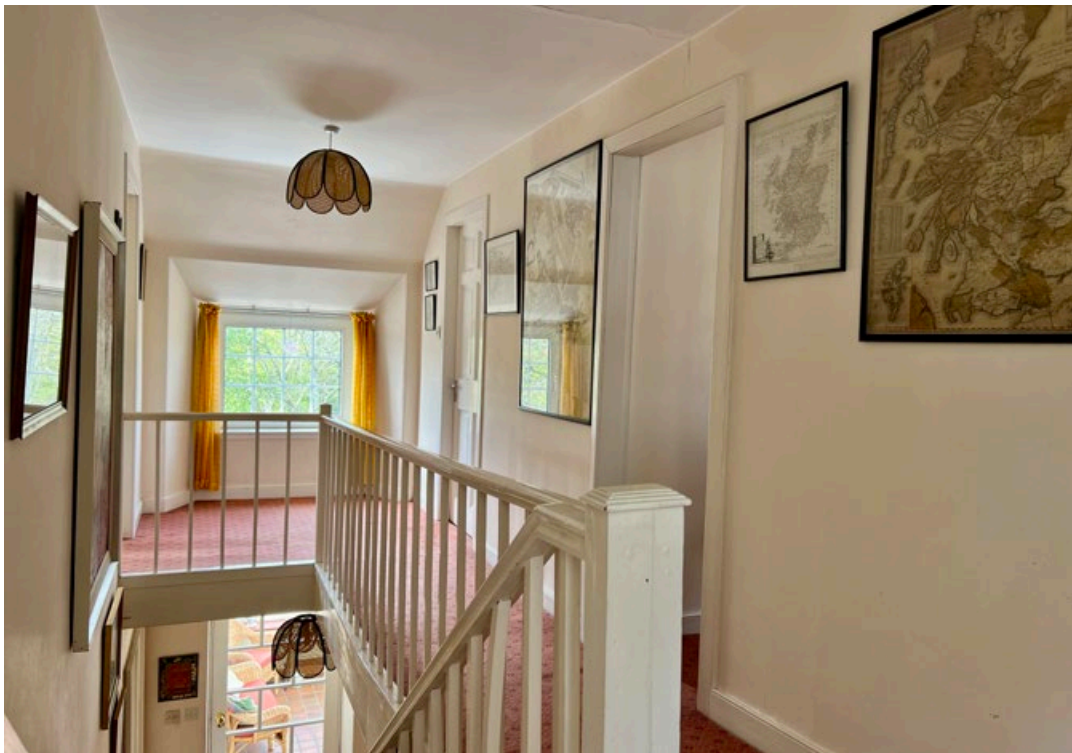




WILLIAMSON
& HENRY
Solicitors & Estate Agents



KIRKMULLOCH

1 WAYSIDE, DALRY, CASTLE DOUGLAS, DG7 3UY

Well-proportioned characterful house located in a quiet location a short distance away from all local village amenities.

Accommodation:

Ground Floor:

Rear Vestibule
Kitchen
Utility Room
Reception Hallway
Dining Room
Snug / Bedroom
Conservatory
Sitting Room

First Floor:

Landing
Bathroom
Shower Room
Master Bedroom
Double Bedroom 2
Inner Hallway
Double Bedroom 1

Outside:

Double Garage. Potting Shed / Workshop. Boiler Room. Paved Parking Area. Patio. Front Garden. Summerhouse. Octagonal Greenhouse.

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Kirkmulloch is a well-proportioned detached home located in a quiet location a short walk away from all local village amenities and within easy access of New Galloway and Castle Douglas.

Although in need of some modernisation this lovely home is full of character and original features, with bright spacious rooms throughout and a delightful well established garden.

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 including Post Office and both the Clachan Inn and Lochinvar Hotel provide bar and restaurant facilities. There is also a school, library and a petrol station with mini-market. 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

Accessed from rear courtyard / driveway area through uPVC obscure double glazed door into:-

REAR VESTIBULE 2.40m x 1.99m narrowing to 1.24m

Vinyl tile effect flooring. Cast iron radiator. Coat hooks. Wall light. Doors to W.C, dining room and kitchen. Loft access hatch. Beamed ceiling. Wooden obscure glazed door into:-

KITCHEN 3.53m x 3.68m

Spacious farmhouse style kitchen with a good range of fitted kitchen units. Wood effect laminate work surfaces. Tiled splash backs. Miele dishwasher. Stainless steel 1 ½ bowl sink with mixer tap to side and drainer. Freestanding Flavel electric cooker. Freestanding Hotpoint fridge. uPVC double glazed picture window overlooking courtyard area to side with roller blind above. Fluorescent strip light. Heat detector.



Tile effect vinyl flooring. Cupboard housing electric meter. Cast iron radiator. Doorways leading off to utility room and reception hallway.

UTILITY ROOM 2.41m x 2.07m

Well positioned utility room with fitted kitchen units providing useful additional storage. Tiled splash backs. Ceramic Belfast sink with mixer tap above. uPVC double glazed window to side with deep sill beneath. Bosch washing machine. Space for fridge freezer. Ceiling light. Concrete floor.

RECEPTION HALLWAY 4.25m x 1.82m

Welcoming reception hallway with doors leading off to dining room, kitchen, conservatory and sitting room. Carpeted staircase leading to first floor level with painted wooden handrail and bannister. Under stair storage cupboard with wine storage racks. Ceiling light. Fitted carpet. Cast iron radiator with shelf above. Smoke alarm.

DINING ROOM 4.18m x 3.73m

Well-proportioned dining room overlooking delightful garden. Serving hatch to kitchen. Picture rail. Doorway leading into rear vestibule. Shelved press providing useful additional storage. uPVC double glazed tilt and turn window providing ample natural light with wooden shutters to side. Curtain track and curtains above. Cast iron radiator beneath. Ceiling cornicing. Ceiling light. Partial parquet wooden floor and fitted carpet.

SNUG / BEDROOM 3.84m x 4.80m

Previously used as an office this room could be well suited as a snug, bedroom or studio. uPVC double glazed tilt and turn window overlooking garden with wooden shutters. Cast iron radiator. Curtain track and curtains. Built in cupboards and shelving on three walls. Painted wooden panelled ceiling. Ceiling light. Parquet wooden floor.

CONSERVATORY 3.18m x 2.82m

This delightful conservatory enjoys a wrap round view of Kirkmulloch's charming garden with wooden double glazed windows on two walls and inner window providing additional natural light into sitting room. Wooden double glazed door leading out to patio terrace. Two wall lights. Ceramic quarry tiled floor.



SITTING ROOM 3.76m x 7.39m

Exceptionally well proportioned sitting room running the full depth of the house enjoys ample natural light from two uPVC double glazed tilt and turn windows to side and set of uPVC double glazed bay windows (two are tilt and turn) to front overlooking garden. Curtain track and curtains. Two radiators. Feature fireplace with tiled hearth and surround with painted wooden mantel above. Cast iron oil fired 'coal effect' stove. Carbon monoxide detector. Smoke alarm. Fitted carpet.

Carpeted staircase with painted wooden handrail and bannister leading to first floor landing.

First Floor Accommodation

LANDING 6.25m x 1.82m

Light and airy first floor landing. uPVC tilt and turn double glazed window overlooking garden. Curtain track and curtains. Partially coombed ceiling. Doorways leading off to all first floor accommodation. Airing cupboard with built in shelving. Smoke alarm. Ceiling light. Loft access hatch. Fitted carpet.

BATHROOM 1.43m x 2.49m

Suite of white wash hand basin, W.C. and bath with tiled splash backs. uPVC double glazed tilt and turn window to rear with deep shelf beneath. Wood panelling on one wall. Internal obscure glazed window. Chrome heated towel rail. Shaver light. Velux window to side. Ceiling light. Vinyl tile effect flooring.

SHOWER ROOM 2.12m x 2.48m

Good sized shower room with white wash hand basin and W.C. uPVC double glazed tilt and turn window with deep sill beneath to rear. Chrome heated towel rail. Velux window to side. Large cupboard housing RCD consumer unit. Shelving providing useful additional storage. Walk in wet room style shower area with Mira Advance electric shower. Respatex style wall panelling. Vinyl anti slip flooring. Ceiling light. Extractor fan.

Accessed from the main first floor landing:-



MASTER BEDROOM 3.82m x 4.21m

Largest of the double bedrooms. Enjoys a dual aspect view over the garden and to side. uPVC double glazed tilt and turn windows. Deep sill under one window with shelving beneath. Two cast iron radiators. Built in wardrobe. Partially coombed ceiling. Ceiling light. Curtain track and curtains. Fitted carpet.

DOUBLE BEDROOM 2 2.84m x 3.83m

Partially coombed ceiling. uPVC double glazed tilt and turn window overlooking garden with cast iron radiator beneath. Built in triple wardrobe providing useful additional storage. Ceiling light. Curtain track and curtains. Fitted carpet.

INNER HALLWAY 1.25m x 3.79m

Fitted carpet. Built in shelving on one wall. Velux window. Partially coombed ceiling. Ceiling light. Leading to Double Bedroom 1.

DOUBLE BEDROOM 1 3.02m (into chimney breast) x 3.09m x 4.37m

uPVC double glazed tilt and turn dual aspect windows to front and side. Cast iron radiator. Partially coombed ceiling. Painted wood panelled ceiling. Loft access hatch. Ceiling light. Curtain track and curtains. Fitted carpet.

Outside**DOUBLE GARAGE 3.19m x 10.71m**

Detached stone built tandem style double garage which can be accessed from inner courtyard parking area. Although used as a garage but may be suitable for conversion subject to appropriate planning consent. Concrete floor. Wooden up and over door. Partially floored loft. Two wooden single glazed windows to side and two skylights. Power. Built in shelving. Ceiling lights. IBERNA chest freezer. Oil tank housed at far end.

POTTING SHED / WORKSHOP 3.30m x 3.62m

Paved floor. Built in shelving and work bench. Stainless steel sink. Fluorescent strip light. Skylights on two sides. Power. Water supply.

BOILER ROOM 0.91m x 2.07m

Boiler room housing Worcester oil fired boiler. Ceiling light.

GARDEN

Paved parking area / courtyard area located between the stone garage and house providing off street parking for one car. Gravelled path leads round beyond the garage to the side of the property to the garden through a wrought iron gate.

Immediately to the front of the property is a well sheltered terrace with paved patio area which can be accessed directly from the rear and the conservatory. A wrought iron gate from Wayside also gives direct access to this area of the garden.

This sunny spot is ideal for entertaining or alfresco dining and enjoys a pleasant view across this delightful well established garden.

The main garden has been lovingly tended by the previous owners to create a tranquil oasis which is haven for birds and butterflies. The lovely garden is partially laid to lawn with well stocked and established flower beds providing a variety of plants and shrubs

including Hellebore, Rhododendrons and Hostas. There are a number of trees including three very productive Walnut trees.

A path leads beyond the formal lawned area towards Kirkland Street where there are further specimen Hellebore, Hostas, Rhododendrons and Bluebells. At the far end of the garden to one side are former vegetable beds and composting area with paved path circling back round to well-established fruit canes which include blackcurrants, gooseberries, raspberries and tayberries.

There are an additional two wrought iron gates giving access to both Kirkland Street and Wayside at the lower end of the garden.

Wooden Summerhouse.

Octagonal Greenhouse.
Power.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, oil fired central heating 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/LNM/MCGAK01-04







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

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