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Solicitors & Estate Agents



RATHAN HOUSE

HIGH STREET, NEW GALLOWAY, CASTLE DOUGLAS, DG7 3RL

Substantial stone built house with bright spacious accommodation throughout.



Accommodation:

Ground Floor:

Entrance Hallway
Dining Room
Kitchen
Drawing Room
Office

First Floor:

Landing
Bathroom
Lounge
Dressing Area / Study
Wash Room
Shower Room
3 Double Bedrooms

Basement Floor:

4 Basement Rooms
W.C.

Outside:

Garden. Summerhouse.
Log Store.

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Rathan House in New Galloway is a substantial end of terrace house located in a central location in the Glenkens village of New Galloway. The ground floor of this characterful property was originally four shop fronts and has been beautifully converted to provide bright and spacious reception rooms and farmhouse style kitchen with an abundance of natural light from large dual aspect windows to front and rear.

New Galloway has its own primary school, doctor’s surgery and active community attractions including the CatStrand, the Smithy, local shop, local pubs 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. 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

Entered through solid wooden door into:-

ENTRANCE HALLWAY 1.16m x 3.36m

Wide reception hallway with ample natural light. Stripped original wooden doors lead off to dining room and lounge. Door leading to rear staircase out to rear of property. Under stair storage cupboards. Radiator. Curved staircase with original wooden handrail leading to first floor level. Ceiling cornicing. Ceiling light. Fitted carpet.

DINING ROOM 4.57m x 3.44m widening to 4.11m

Beautifully proportioned dining room with high ceilings and floor to ceiling uPVC double glazed windows with deep sill beneath to front. Built in cupboard with wooden shelving. Wooden double glazed sash and case window to rear with painted wooden shutters to side. Radiator. Ceiling cornicing. Ceiling light. Stripped wooden floorboards. 15 pane glazed door leads steps down into:-

KITCHEN 3.69m x 4.35m widening to 4.96m

Spacious and light farmhouse style kitchen benefitting from ample natural light with floor to ceiling wooden double glazed window to front with curtain pole and curtains above. Further large sash and case window to rear. Good range of high gloss white kitchen units with solid wooden work surfaces and tiled splash backs. White 1 ½ bowl sink with mixer tap. Hotpoint integrated dishwasher. Zanussi freestanding fridge-freezer. ‘Esse’ wood fired Raeburn cooker. Ceiling cornicing. Ceiling fan. Ceiling spotlights. Original wooden glazed shop front door into entrance vestibule with wooden storm doors leading on to High Street. Vinyl anti slip flooring.

DRAWING ROOM

Entered from the entrance hallway this beautifully proportioned room with high ceilings and floor to ceiling uPVC double glazed windows with deep sill beneath to front. Wooden double glazed sash and case window to rear with painted wooden

shutters to side. Radiator. Wooden glazed door into former entrance vestibule. Recessed alcove from former fireplace with wooden mantel around. Ceiling cornicing. Ceiling light. Stripped wooden floorboards. 15 pane glazed door leads into:-

OFFICE 5.26m at widest x 3.81m

Currently used as a home office but could equally be used as a further reception room or ground floor bedroom. Wooden sash and case window to rear with wooden working shutters. Radiator. Original cast iron fireplace set on slate hearth with painted wooden mantel above. Fixed shelving. Wooden floor to ceiling former shop front window with curtain pole and curtains above. Wooden glazed door into former entrance vestibule. Ceiling cornicing. Ceiling light. Stripped wooden floorboards.

Staircase with carpeted central runner and wooden handrail leading to first floor landing.

First Floor Accommodation

LANDING 0.95m x 2.34m

Sash and case window providing natural light over stairwell with curtain pole and curtains above. Wooden handrail with wrought iron balustrade. Fixed wooden shelves. Ceiling cornicing. Ceiling light. Two stripped wooden doorways leading left and right. Fitted carpet.

INNER HALLWAY (right) 1.06m x 4.06m

Radiator. Doors leading off to bathroom, bedroom and lounge. Ceiling light. Smoke alarm. Loft access hatch. Fitted carpet.

BATHROOM 0.99m x 4.04m

Suite of White W.C and wash hand basin. White corner bath. Tiled splash backs. Bathroom mirror. Ceiling light. Radiator. Two wooden sash and case windows to rear with curtain pole and curtains above. Cork tiled flooring.

LOUNGE 3.35m x 4.66m

This cozy lounge benefits from Cast iron Dowling stove set into Inglenook feature fireplace with slate hearth and wooden mantel and surround. Dual aspect sash and case windows to front and side enjoying a fine view across and down High Street to the Galloway hills beyond. Radiator. Wooden built in cupboards with shelving above.



Cupboard housing hot water tank and controllers. Ceiling light. Painted wooden floorboards.

DOUBLE BEDROOM 1 2.56m x 4.21m

Sash and case window to front with curtain pole and curtains to side. Recessed alcove from former fireplace providing nice feature. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet. Stripped wooden door leading to:-

DRESSING AREA / STUDY 2.54m x 2.31m

Sash and case window to front. Ceiling cornicing. Ceiling light. Fitted carpet.

INNER HALLWAY (left) 0.51m x 1.06m

Radiator. RCD consumer unit. Loft access hatch. Ceiling cornicing. Ceiling light. Doors leading off to wash room, shower room and two further double bedrooms. Fitted Carpet.

WASH ROOM 0.97m x 1.76m

Stainless steel sink with mixer tap and drainer to side. Tiled splash backs with shelving above. Sash and case window to side with blind. Built in shelving on one wall. Stripped wooden floorboards.

SHOWER ROOM 0.96m x 2.49m

Walk-in shower cubicle with tiled splash backs and Triton electric shower. Sash and case window to rear with curtain pole and curtains above. Cupboard beneath. White wash hand basin and W.C. Wall mounted Glen fan heater. Ceiling light. Stripped wooden floor.

DOUBLE BEDROOM 2 2.58m x 4.26m

Sash and case window to front with curtain pole and curtains above. Recessed alcove from former fireplace with wooden mantel around. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 3.36m x 4.94m

Picture rail. Sash and case window to front with curtain pole and curtains above. Inglenook fireplace with cast iron Dowling wood burning stove sat on stone hearth. Radiator. Ceiling light. Fitted Carpet.



Basement Floor Accommodation

BASEMENT ROOM 1 **3.87m x 4.68m**
Oil fired boiler. RCD consumer unit. Smoke alarm. Ceramic tiled floor.

BASEMENT ROOM 2 **4.68m x 3.23m**
L shaped. Wooden single glazed window to rear. Ceramic Belfast sink with taps. 2 fluorescent strip lights. Concrete floor.

W.C. **0.98m x 2.10m**
W.C. Window to rear. Ceiling light.

Two further basement rooms with concrete floors and fluorescent lights.

GARDEN
To the rear of the property across the lane at the rear is a fully enclosed triangular area of ground which is mainly laid to lawn. There is a summer house and a log shed.

BURDENS
The Council Tax Band relating to this property is E.

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.”

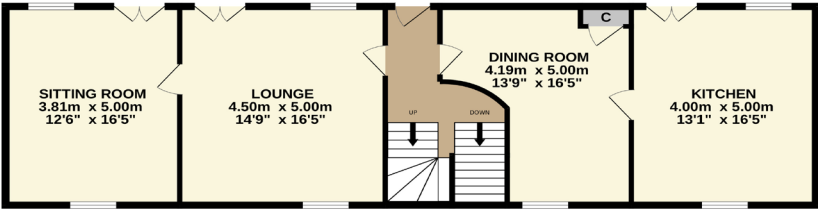
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

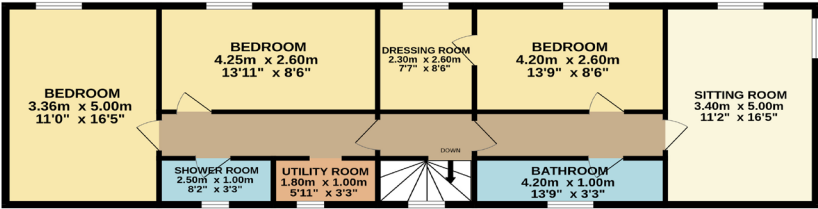
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/HILLG01-09

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 parts 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: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
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