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WILLIAMSON
& HENRY
Solicitors & Estate Agents



31 BRAESIDE

NEW GALLOWAY, CASTLE DOUGLAS, DG7 3RU

Well-presented bright and spacious semi-detached house located in quiet cul-de-sac location in New Galloway.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Kitchen
Rear Vestibule
W.C.
Double Bedroom 1

First Floor:

Bathroom
Double Bedroom 2
Double Bedroom 3

Outside:

Front & Rear Garden
Off Street Parking
2 Sheds

Greenhouse



31 Braeside is a well presented 3 bedroom semi detached house located in a quiet cul-de-sac location within the Glenkens village of New Galloway. The property benefits from light and spacious accommodation and generous rear garden.

New Galloway has its own primary school, doctor’s surgery and active community attractions including the CatStrand, the Smiddy, 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

Steps from the pavement on Braeside via paved path from front garden lead through wooden obscure glazed door into:-

ENTRANCE VESTIBULE 1.04m x 0.85m

Ceiling light. Tiled floor. Wooden 15 pane glazed door into:-

RECEPTION HALLWAY 4.46m x 1.23m

Light welcoming hallway with double built-in cupboard. Radiator. Ceiling light. Carpet. Carpeted staircase leading to first floor level. Doorways leading off to all ground floor accommodation.

SITTING ROOM overall 5.80m x 3.89m

Spacious 'L' shaped reception room with ample space for dining table and chairs. 2 Radiators. Ceiling cornicing. Fitted Carpet. Smoke alarm. Doorway leading into Kitchen.

Sitting Room Area 3.78m x 3.14m

uPVC double glazed window to rear enjoying a pleasant outlook across the garden with curtain pole and curtains above. Electric flame effect fire set on marble hearth with painted marble mantel above. Ceiling light. TV Aerial point.

Dining Area 3.12m x 2.23m

uPVC double glazed window to front with curtain pole and curtains above. Radiator. Ceiling light.

KITCHEN 2.61m x 3.52m

Good range of wooden fitted kitchen units with laminate work surfaces. Stainless steel sink with drainer to side and mixer tap above. Freestanding electric cooker. Zanussi dishwasher. Under counter fridge. Space for under counter freezer. Washing machine. uPVC double glazed window to front with venetian blinds, curtain pole and curtains. Fluorescent strip light. Tile effect vinyl floor. 15 pane glazed door leading into:-

REAR VESTIBULE 2.71m x 1.04m

Built-in cupboard providing useful additional storage. Ceiling light. Ceramic tiled flooring. Loft access hatch. Door leading off to W.C. uPVC obscure glazed door leading out to garden.

W.C. 1.53m x 0.81m

W.C. Radiator. Ceiling cornicing. Ceiling light. uPVC obscure glazed window to side. Ceramic tiled floor.

DOUBLE BEDROOM 1 3.29m x 3.14m

uPVC double glazed window with curtain pole and curtains. Built-in wardrobe with hanging rail and shelving. Radiator. Ceiling cornicing. Ceiling light. Carpet.

Carpeted staircase with painted wooden handrail leading to first floor level, uPVC double glazed window providing ample natural light over stairwell with further uPVC double glazed window with curtain pole and curtains overlooking first floor landing.

First floor level

LANDING 2.29m x 1.06m

Loft access hatch. Smoke alarm. Ceiling light. Carpet. Doorways leading off to two further double bedrooms and bathroom.

BATHROOM 2.94m x 1.64m

Suite of wash hand basin, W.C. and bath with electric shower above. Obscure uPVC double glazed window. Ceiling cornicing. Ceiling spotlight. Radiator. Ceramic tiled floor.

DOUBLE BEDROOM 1 3.73m x 3.09m

uPVC double glazed window overlooking garden with curtain pole and curtains. Ceiling cornicing. Ceiling light. 2 built-in double wardrobes with hanging rail and shelving providing useful additional storage. Radiator. Carpet.

DOUBLE BEDROOM 2 2.99m x 4.35m

uPVC double glazed window with curtain pole and curtains. Ceiling cornicing. Ceiling light. Radiator. Carpet.

OUTSIDE

Steps from the pavement lead up to the easily maintained front garden of 31 Braeside. To the side is a tarmacadam driveway with off street parking.

Steps from the driveway lead down to the large rear garden which is mainly laid to lawn bordered by fencing on two sides and wall at the bottom. Vegetable plot. Greenhouse. Two wooden sheds.

BURDENS

The Council Tax Band relating to this property is B.

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, mains gas 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).

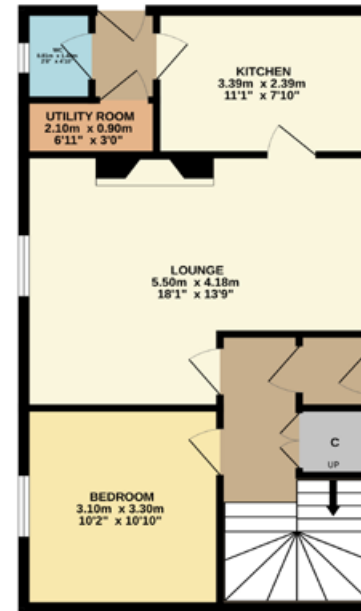
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

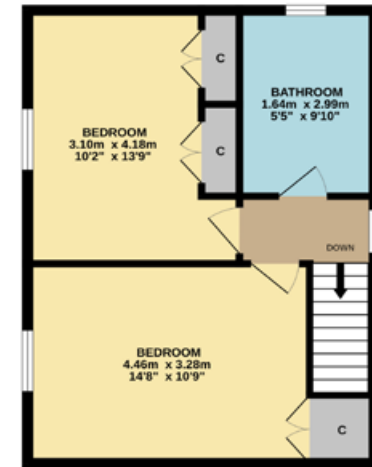
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GROUND FLOOR



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 errors, omissions or mis-statements. 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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