



WILLIAMSON
& HENRY
Solicitors & Estate Agents



2 BURN COURT

DALRY, CASTLE DOUGLAS, DG7 3UZ

Surprisingly spacious one and a half story house located in a quiet residential area in the popular village of Dalry.



Accommodation:

Ground Floor:

Entrance Hallway
Kitchen
Utility Room / Rear Porch
Bathroom
Sitting Room

First Floor:

Landing
Double Bedroom 1
Double Bedroom 2

Outside:

Garden. Oil Tank.
Wooden Shed.

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2 Burn Court in Dalry is a surprisingly spacious 2 bedroom detached home located in a quiet cul de sac on the edge of Dalry but within easy reach of all village amenities. The property benefits from bright, spacious rooms and generous garden to side.

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 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 from front graveled garden area through double glazed door into:-

ENTRANCE HALLWAY **2.72m x 1.00m**
Limed oak effect laminate flooring. Radiator. Smoke alarm. Central heating thermostat. Ceiling light. Doorways leading off to kitchen, bathroom and sitting room.

KITCHEN **2.69m x 2.60m**
Good sized kitchen with Beech effect shaker style kitchen units and laminate work surfaces. Stainless steel sink with mixer tap above and drainer to side. Freestanding electric oven with stainless steel chimney hood above. Integrated fridge freezer. uPVC double glazed picture window to front. Ceiling spotlights. Limed oak effect laminate flooring. Door leading to:-



UTILITY ROOM / REAR PORCH **1.22m x 0.70m**
Limed oak effect laminate flooring. Oil fired boiler. Heating thermostat controller. Coat hooks. Ceiling light. Door leading out to garden.

BATHROOM **1.91m x 1.68m**
Contemporary bathroom with suite of white wash hand basin, W.C and L shaped bath with matt black central mixer taps with monsoon rainfall showerhead to one side. uPVC obscure glazed window to rear. Black heated towel rail. Fixed backlit mirrored bathroom cabinet. Extractor fan. Respatex style wall paneling from floor to ceiling and on the ceiling. Recessed LED ceiling spotlights. Limed oak effect laminate flooring.

SITTING ROOM **3.86m x 3.82m**
Bright, spacious front facing reception room with ample natural light from large uPVC double glazed picture window overlooking front garden with blinds above. Feature fireplace with inset cast iron wood burning stove set on slate hearth. Under stair storage cupboard. Carpeted staircase with painted wooden handrail leading to first floor level. TV aerial point. Cupboard housing electric meter and RCD consumer unit. Ceiling light. Radiator. Fitted carpet.

First Floor Accommodation

LANDING
Fitted carpet. Doors leading off to both double bedrooms and large built in cupboard. Ceiling light.

DOUBLE BEDROOM 1 **4.10m x 3.99m**
Fitted carpet. Large double glazed Velux window providing ample natural light. Enjoys a pleasant outlook to front. Radiator. Built in cupboard providing useful additional storage. Partially coombed ceiling. Ceiling light.

DOUBLE BEDROOM 2 **3.42m x 3.06m**
Fitted carpet. Radiator. uPVC double glazed tilt and turn window to side. Built in cupboard providing useful additional storage. Partially coombed ceiling. Loft access hatch. Ceiling light.



Outside
The front garden is mainly laid to gravel for ease of maintenance and bordered by raised flower bed with shrubs to right hand side. Pedestrian gate leads to the side of the property.

The property benefits from a generous garden to the side which is mainly laid to lawn and bordered by wall and mature shrubs and trees to front and side and bordered by burn to rear.

Oil tank. Wooden shed.

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

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is D.

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).

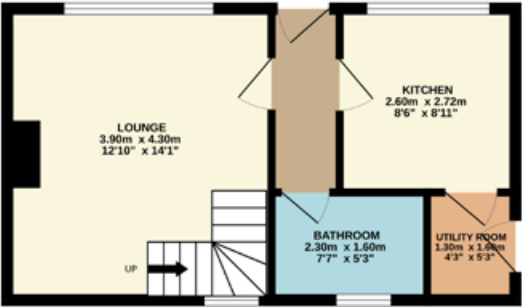
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

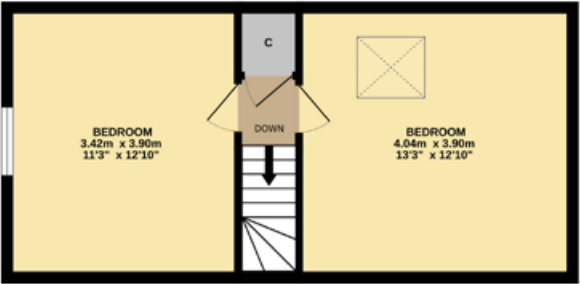
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GROUND FLOOR



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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