



WILLIAMSON
& HENRY
Solicitors & Estate Agents



EDGEHILL

16 MIDTOWN, DALRY, CASTLE DOUGLAS, DG7 3UT

Surprisingly spacious one bed roomed cottage located on the edge of St. John's Town of Dalry.



Accommodation:

Ground Floor:

Entrance Vestibule
Sitting Room
Kitchen
Inner Hall
Shower Room
Bedroom
Attic Room

Outside:

Front Garden
Rear Garden

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Edgehill is a charming semi-detached cottage located in a quiet location within the village of St John's Town of Dalry. This light and airy property is currently used as a self-catering holiday let but would be equally well suited for a first time buyer or someone requiring a bungalow.

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 post office. There is also a 24 hour petrol station and shop 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.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and 16 miles away from St John's Town of Dalry, 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 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 garden through obscure glazed door into:-

ENTRANCE VESTIBULE

Wood effect uPVC double glazed window to front overlooking parking area with roller blind above. Painted wood panel ceiling. Coat hooks. Fitted Carpet. Wooden glazed door into:-

SITTING ROOM 4.83m x 3.47m

Bright and spacious reception room benefiting from a feature Inglenook fireplace with cast iron multi fuel stove set on slate tiled hearth with wooden mantle above. 2 wood effect uPVC double glazed windows to front and side providing ample natural light with curtain pole and curtains above with deep-sills beneath. Ceiling light. Carbon monoxide detector. Interlinked smoke alarm. Fischer electric radiator. Fitted carpet. Doorways leading off to kitchen and inner hall. Access to attic via hatch with wooden folding ladder.

KITCHEN 3.74m x 2.90m

Good range of shaker style oak effect fitted kitchen units with laminate work surfaces and tiled splashbacks. Stainless steel 1 ½ bowl sink with mixer tap above and drainer to side. Electric oven with electric integrated hob above. Stainless steel chimney style extractor hood. Free standing fridge freezer. Dishwasher. Washing machine. Large uPVC double glazed window with roller blind above overlooking garden to hills beyond. uPVC obscure glazed door with curtain pole and curtain above leading out to rear garden. Ceiling spotlight. Coat hooks. Fischer electric radiator.

Rustic oak effect vinyl flooring. Curtain pole and curtain above doorway to sitting room. Telephone and Wi-Fi points. Interlinked heat alarm. Cupboard housing consumer unit and smart meter.

INNER HALL 1.42m at widest narrowing to 0.73m x 0.73m

Built in storage cupboards. Coat hooks. Fixed mirror. Interlinked smoke alarm. Fitted carpet. Doorways leading to bedroom and shower room

SHOWER ROOM 2.77m (to front of units) x 1.61m

Bright modern shower room with Suite of white wash hand basin and W.C. inset into contemporary vanity unit with wood effect work surfaces and Respatex style splash back. Large walk-in shower cubical with electric shower above. White uPVC obscure glazed window to rear with roller blind above. White Respatex style ceiling. Shaving point with light. Fischer electric radiator with towel rail. Extractor fan. Ceiling light. Wood effect laminate flooring.

DOUBLE BEDROOM

Front facing double bedroom with Dimplex electric wall mounted panel heater. uPVC double glazed window to front with roller blind above. Corner shelving. Built in wardrobe with cupboard above. Ceiling light. Fitted carpet.

ATTIC ROOM

Fully boarded. Tongue and groove eaves and ceiling. Power and light. Velux window.



Outside

FRONT GARDEN

To the front of Edgehill is a generous gravelled area which can be used for off street parking or as additional garden ground bordered by stone dyke wall and mature shrubs. There is direct access from the front garden to the rear garden through a wooden gate to the side of the cottage.

REAR GARDEN

To the rear of the property is a good sized enclosed rear garden which enjoys a pleasant outlook across to the Galloway Hills. This lovely private space is mainly laid to gravel for easy maintenance bordered by fencing on all sides, interspersed with well-established flower beds stocked with a variety of shrubs. Wooden Shed. Retractable washing line.

BURDENS

The property is currently used as a self-catering holiday let and is subject to small business rates relief.

CONTENTS

The furniture and remaining contents may be available by separate negotiation

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."

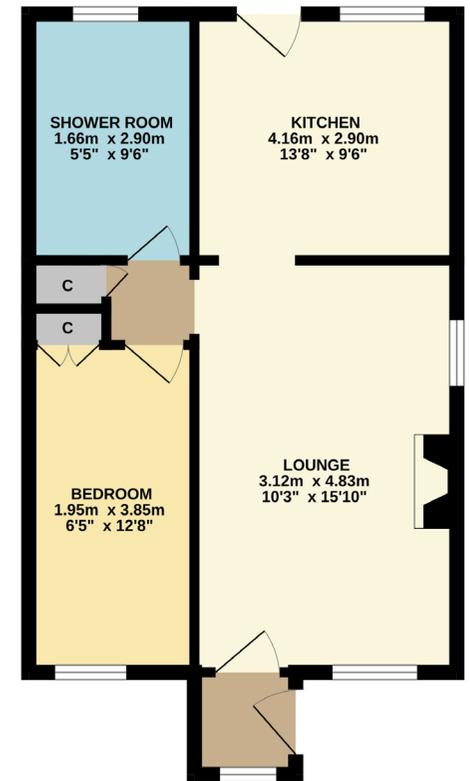
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/ES/CORDA02-02

GROUND 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 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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