



25 Main Street, St John's Town of Dalry, DG7 3UP

GG&B
PROPERTIES

25 Main Street, St John's Town of Dalry, DG7 3UP

“Two bedroom property with
countryside views in peaceful
village location”

Ground Floor

- + Lounge
- + Dining Kitchen

First Floor

- + Two Double Bedrooms
- + Family Bathroom

Outside

- + Garden

EPC Rating E

Council Tax Band B



LOCATION

23 Main Street is located in the rural village of St John's Town of Dalry which lies in the Glenkens, one of the most scenic areas in Scotland. The Southern Upland Way passes through the village. The village has the benefit of shopping facilities, a church and two hotels as well as a Primary and Secondary school. A nine hole golf course is situated approximately 3 miles distant in New Galloway and The Galloway Activity Centre is also close by. The A75 Euro route which forms the main arterial road through the region lies approximately 14 miles distant. The popular market town of Castle Douglas is approximately 14 miles distant.

DESCRIPTION

Terraced stone built property with rear garden and countryside views. The property enjoys well-proportioned light filled rooms with the kitchen and rear bedroom having views over the countryside. There is UPVC double glazing and oil central heating throughout with a modern fitted kitchen.

The entrance hall gives access to the lounge on the left and the stairs to the first floor landing. The dining kitchen is accessed via a small passageway from the lounge. Access to the rear garden is granted from the dining kitchen. Upstairs there are two double bedrooms served by a family bathroom.

This property would benefit from some refurbishment.

Ground Floor

Entrance Hall

Wooden external front door with glazed panel above opens into entrance hall; door to lounge; carpeted stairs to first floor; Honeywell thermostat; high level wooden box containing fuse and meters; smoke alarm; radiator; fitted carpet.

Lounge

Window to front with deep sill; tiled hearth, mantle and surround with fireplace currently blocked off; door to middle hall; smoke alarm; carbon monoxide alarm; BT connection point; radiator; fitted carpet.

Middle Hall

Door to dining kitchen and under stairs cupboard; smoke alarm; fitted carpet.

Dining Kitchen

Large window to rear overlooking garden and countryside beyond; modern fitted cream wall and floor units with wood effect worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; Drayton heating controls; space and plumbing for washing machine; door to back hall with door to cupboard and part glazed external door to garden; smoke alarm; radiator; linoleum flooring.

First Floor Landing

Doors to Bedrooms 1, 2 and family bathroom; skylight; smoke alarm; fitted carpet.

Bedroom 1

Good sized double bedroom with window with deep sill to front of the property; integrated cupboard with shelving; radiator; fitted carpet.

Bedroom 2

Double bedroom with large window to rear overlooking garden and countryside beyond; radiator; fitted carpet.

Bathroom

Suite of W.C., wash hand basin in vanity unit and Triton shower over bath; waterproof wall panelling to 2 walls; hatch to attic; obscure window to rear; radiator; linoleum flooring.

OUTSIDE

Garden

Steps from the external rear door lead to the garden and a gravelled pathway which continues round the side of the property to the double side gates. A Worcester oil central heating boiler is located at the rear of the property.

The garden ground for this property lies immediately beyond the gravel pathway and is laid to grass with an oil tank, greenhouse and rotary washing line.

The pathway along the rear of the property is mutual with numbers 23 and 27 for pedestrian access to the Main Street.

VIEWING

By appointment with the Selling Agents on 01556 503744

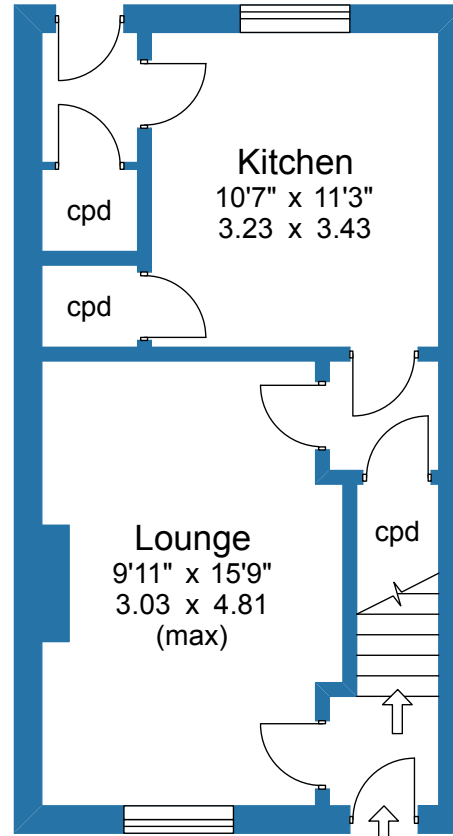
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

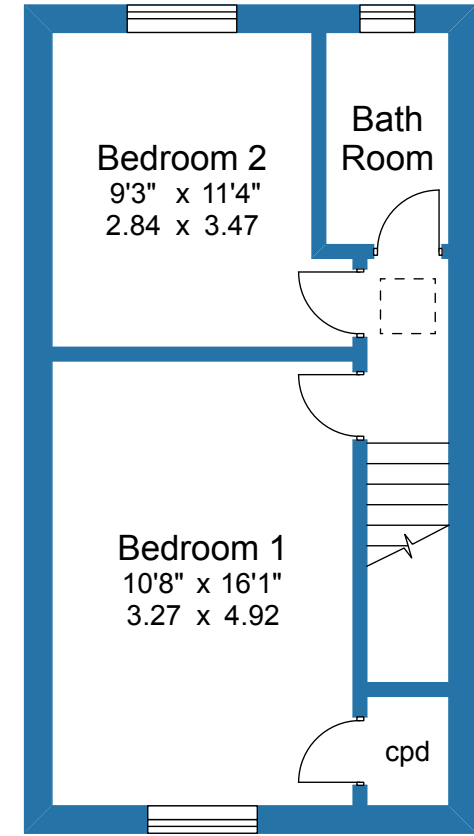
OFFERS

Offers in Scottish Legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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