



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

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“Traditional, end-terraced
property requiring refurbishment
with adjoining outhouse and
sizeable rear garden”

Ground Floor

- + Lounge
- + Dining Kitchen
- + W.C. Compartment

First Floor

- + 2 Bedrooms
- + Shower Room

Outside

- + Rear Garden
- + Adjoining Outhouse
- + 2 Garden Sheds

EPC Rating F



LOCATION

The property is located on the Main Street of 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 which has the benefit of shopping facilities, a church and two hotels, as well as primary and secondary schools. A nine hole golf course is situated approximately 3 miles distant in New Galloway and The Galloway Activity Centre is also nearby. 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 mile distant.

DESCRPTION

Traditional, end terraced property with adjoining stone built outhouse and sizeable rear garden adjoining fields at the rear. The property has well proportioned rooms presented over two floors and requires refurbishment throughout. It has UPVC double glazing and oil fired central heating.

The accommodation comprises a front facing lounge, with open fire, which provides access to an inner hall that leads to the rear facing dining kitchen. A rear vestibule has a w.c. compartment off and also provides direct access to the garden. There are two double bedrooms on the first floor, served by a shower room.

ACCOMMODATION

Ground Floor

Vestibule

Solid wood traditional external front door; coat hooks; meters and fuse box; stairs to the first floor; door to lounge.

Lounge

UPVC astragal bar window to the front with a deep sill; tiled fire-place housing an open fire; fitted display shelf; smoke alarm; vinyl flooring; radiator; door to the inner hall.

Inner Hall

Shelved understair storage cupboard; smoke alarm; vinyl flooring; doorway through to the kitchen.

Kitchen

Window to the rear overlooking the garden; stainless steel sink unit, drainer and storage cupboards under; fitted wall and floor unit; electric cooker point; built-in shelved storage cupboard; wooden clothes pulley; central heating control; central heating thermostat; carbon monoxide detector; vinyl flooring; radiator; door to the rear vestibule.

Rear Vestibule

Built-in shelved larder cupboard; part obscure single glazed wooden external door to the rear garden; folding door to the w.c. compartment.

W.C. Compartment

White suite of w.c. and wash-hand basin; vinyl flooring.

First Floor

First Floor Landing

The staircase leads to the first floor landing; single glazed roof window; doors to the two bedrooms and a shower room; radiator.

Bedroom 1

UPVC astragal bar window to the front; walk-in shelved storage cupboard with hooks; tiled fire-place; no floor covering; radiator.

Bedroom 2

Window to the rear overlooking the garden and hill beyond; no floor covering; radiator.

Shower Room

Obscure glazed window to the rear; white suite of w.c. and wash-hand basin; non slip wet room flooring with a waterproof wall panelled surround, Mira Advance shower, curtain and rail; access hatch to roof space; radiator.

OUTSIDE

Rear Garden

Steps from the external rear door lead down 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 and an oil tank is situated at the side of the property.

The garden ground for this property is accessed via a pathway on the right which leads to a large area of grass at the bottom adjoining fields at the rear. There are two wooden garden sheds.

The pathway along the rear of the property is mutual with numbers 25 and 27 for pedestrian access to the Main Street.

Adjoining Outhouse

Stone built; part glazed wooden external front door; single glazed window to front; roof window; uneven floor.

VIEWING

By appointment with the Selling Agents on 01556 503744.

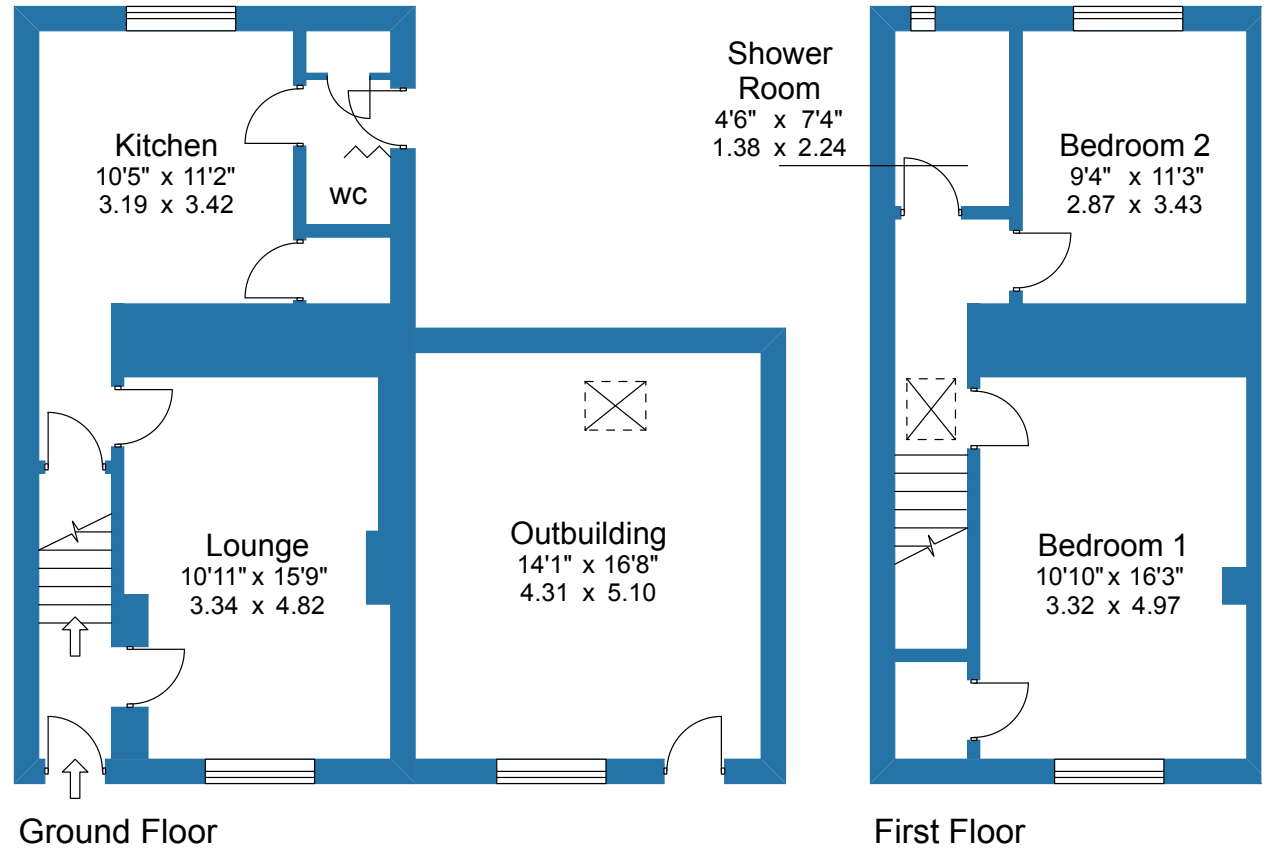
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer 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.





For illustrative purposes only. Not to scale.



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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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