



**Knockairdie, 63 Kirkland Street,  
St. John's Town of Dalry, DG7 3UX**



# Knockairdie, 63 Kirkland Street, St. John's Town of Dalry, DG7 3UX

Offers in the region of £175,000

“Traditional, semi-detached home with beautifully maintained gardens”

## Ground Floor

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

## First Floor

- + 2 Bedrooms
- + Box Room
- + Bathroom

## Outside

- + Rear Garden
- + Summerhouse
- + Garden Shed
- + Greenhouse

EPC Rating E



## LOCATION

The property is located within an established, private, residential area 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 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 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 mile distant.

## DESCRIPTION

Attractive, traditional, semi-detached home with beautifully maintained, sizeable rear gardens. The property enjoys well proportioned, light filled accommodation arranged over two floors with double glazing and lpg gas central heating. The property comprises on the ground floor, a lounge with double aspect and wood burning stove, front facing dining room with a gas fire, kitchen overlooking the rear garden and a w.c. compartment. Upstairs, the light filled first floor landing provides access to two double bedrooms, each with distant views towards the hills, a box room and family bathroom with separate bath and shower cabinet.

Outside, the beautifully maintained gardens comprise an attractive seating area with wooden gazebo, lawns, flower beds and fruit/vegetable gardens.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Solid wood external front door with obscure glass insert; staircase to the first floor; under stair storage cupboard; smoke alarm; fitted carpet; radiator; doors to the lounge and dining room.

#### Lounge

Attractive, light room with front facing window and window to the side; stone built fire-place extended to include display shelving with a wood burning stove on a tiled hearth; shelved recess with storage cupboard under; fitted carpet; radiator.



### Dining Room

Light filled room with front facing window; natural wooden fire-place housing a gas fire with a marble effect surround; two wall lights; smoke alarm; fitted carpet; radiator; door to kitchen.

### Kitchen

Another bright room with window overlooking the rear garden; white coloured fitted wall and floor units with glass fronted cabinets and complementing worktop extended to include a breakfast bar; 1½ bowl sink unit and drainer; built-in electric cooker with extractor hood above; integrated fridge freezer; space and plumbing for washing machine; heat detector; tiled flooring; radiator; doorway through to the rear hall.

### Rear Hall

Wooden external rear door with glass insert and side window; coat hooks; tiled flooring; door to w.c. compartment.

### W.C. Compartment

Window to the side; white suite of w.c. and wash-hand basin with a tiled surround; tiled flooring; electric panel heater.

### First Floor

#### First Floor Landing

A carpeted staircase with natural wood balustrade leads to a mid landing with front facing window and distant views towards the hills. The staircase continues to the first floor; window to rear; walk-in shelved storage with light; access hatch to roof space; smoke alarm.

### Bedroom 1

Spacious double bedroom with windows to the front and side enjoying distant views; part coomb ceiled; fitted carpet.

### Bedroom 2

Double bedroom with window to the front; natural wood fitted wardrobes with storage cupboards above; fitted carpet; radiator.

### Box Room

Part coomb ceiled; fitted wall mirror; fitted carpet.



### Bathroom

Spacious room with window to the rear; coloured suite of bath with a tiled surround, w.c. and wash-hand basin with a tiled splash-back; fitted wall light and shaver point; double built-in shelved airing cupboard storing Worcester lpg fired central heating boiler; shower cubicle with Opal electric shower and a tiled surround; carbon monoxide alarm; fitted carpet and vinyl; radiator.

## OUTSIDE

### Garden

Tiled steps lead to the front entrance with a canopy over.

A wooden side gate provides access to a pathway leading to the rear door of the property and outside light. The rear garden comprises an attractive paved seating area with a wooden gazebo and flower borders at the immediate rear with a sizeable lawn area beyond with stepping stones and raised flower beds. Rotary clothes dryer and a greenhouse. Steps lead down to a timber summerhouse and an archway gives access to vegetable/fruit gardens and a further area of grass. There is an area of shrubs and small trees at the far end of the garden. Timber garden shed.

## VIEWING

By appointment with the Selling Agents.

## HOME REPORT

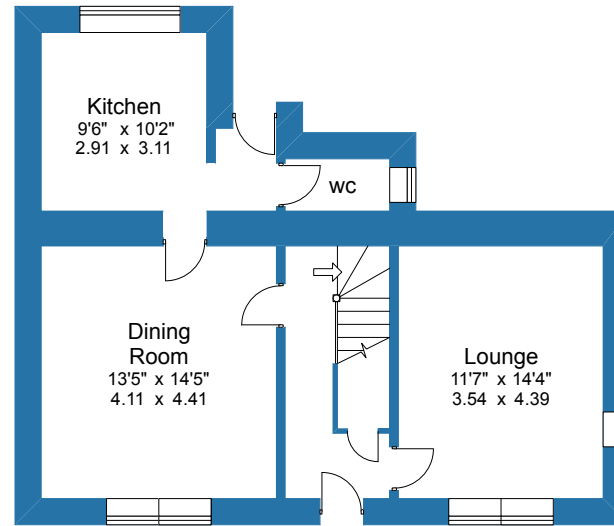
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## OFFERS

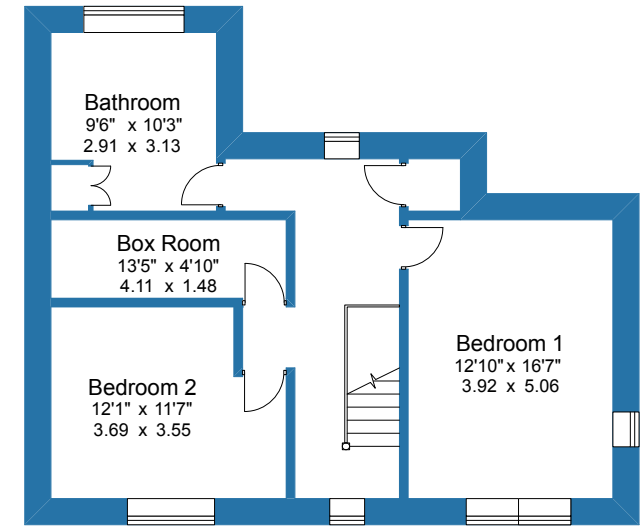
Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.







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



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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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