



4 Underhill, St. John's Town of Dalry, DG7 3TS

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"Two bedroom, first floor flat with
rear garden, in a scenic rural
location with views towards the hills"

Ground Floor

- + Ground Floor
- + Entrance and staircase

First Floor

- + Lounge
- + Kitchen/Diner
- + 2 Bedrooms
- + Bathroom

Outside

- + Rear Garden
- + Shared Drying Green

EPC Rating E



LOCATION

The property is a first floor flat in a two-storey block of four flats located within a cul-de-sac 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

Two bedroom, first floor flat with a good sized rear garden and a separate shared drying area. The property enjoys well proportioned, light filled accommodation which includes a spacious lounge with wood burning stove and a modern white gloss fitted kitchen. There are two double bedrooms served by a bathroom. It has UPVC double glazing and electric heating.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed UPVC external front door; coat hooks; carpeted staircase with handrail to the first floor.

First Floor

First Floor Landing

Light filled landing with a side facing window; fitted cupboard with meters and fuse box; smoke alarm; fitted carpet; electric storage heater.

Lounge

Good sized room with window to the front and distant views towards the hills; recessed fire-place with a wood burning stove on a tiled hearth; television aerial connection; smoke alarm; heat detector; electric storage heater; door to bedroom 2.

Kitchen/Diner

Bright room with two front facing windows; modern white fitted wall and floor units incorporating some shelved units and a stainless steel sink unit, drainer, stainless steel splash-backs and a complementing black stone effect worktop; built-in stainless steel electric cooker with double oven and chimney extractor hood above; washing machine; free standing fridge freezer; access hatch to roof space; smoke alarm; wooden clothes pulley; vinyl flooring; electric storage heater.

Bedroom 1

Double bedroom with window to the rear overlooking the gardens and fields beyond; walk-in storage cupboard; electric panel heater.

Bedroom 2

Double bedroom with window to the rear; telephone point; electric panel heater.

Bathroom

Obscure glazed window; white suite of bath with Triton shower over, tiled splash-back, curtain and rail; w.c. and wash-hand basin in vanity unit with a tiled splash-back and fitted wall mirror; vinyl flooring; electric wall fan heater.

OUTSIDE

Garden

A shared pathway leads to the entrance to the property.

There is a good sized, level rear garden which backs on to fields and comprises a lawn area with two raised beds and a garden store. Timber fences define the garden boundary.

Shared Drying Area

A drying area laid to grass is shared with the ground floor flat.

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 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.





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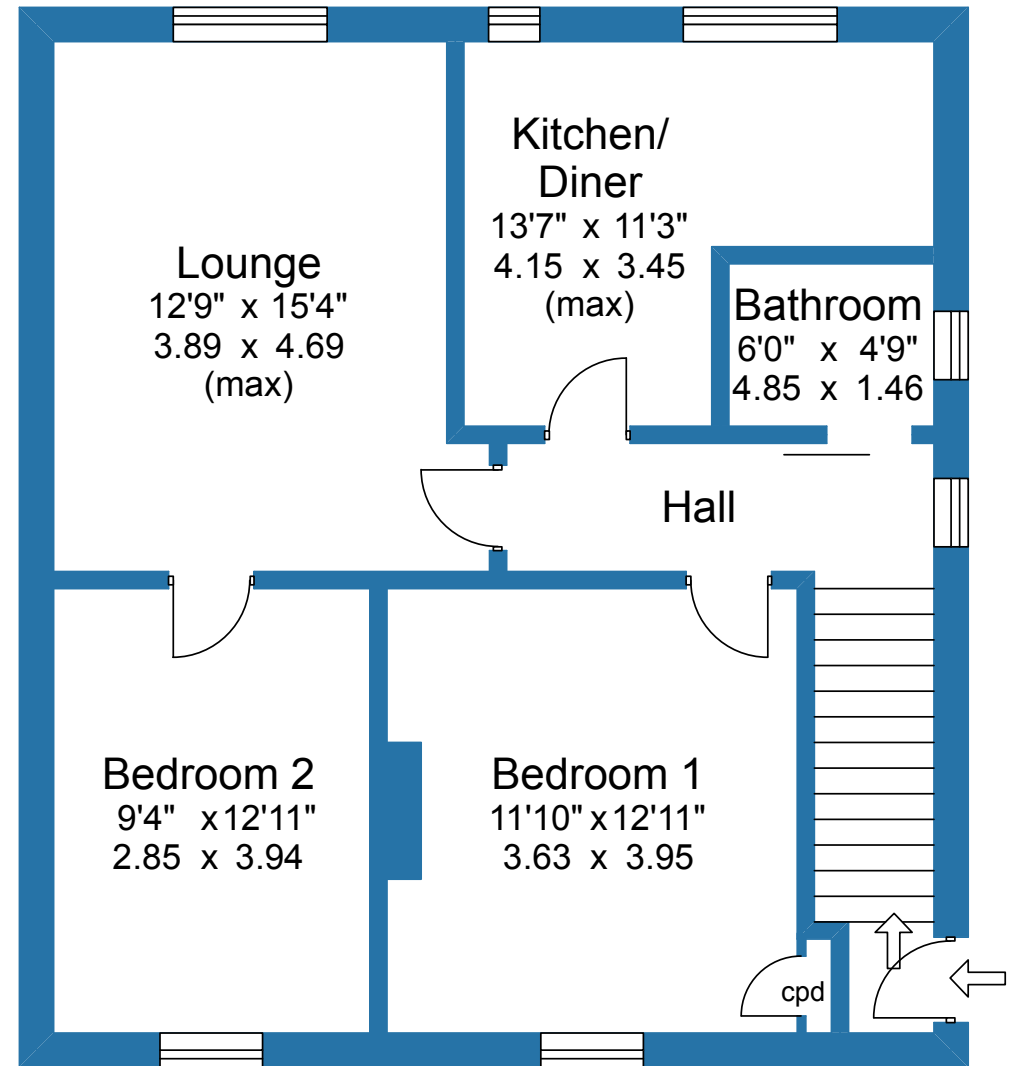
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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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