



**Glenstraan, 8 Ayr Road, St. John's Town of Dalry, DG7 3SW**

**GG&B**  
PROPERTIES

# Glenstraan, 8 Ayr Road, St. John's Town of Dalry, DG7 3SW

Offers in the region of £270,000

“Attractive, traditional, detached bungalow set within generous gardens enjoying views towards the Water of Ken and the hills beyond”

## Ground Floor

- + Lounge
- + Dining Room
- + Dining Kitchen
- + Utility Room
- + Conservatory
- + 3 Bedrooms
- + Bathroom

## Outside

- + Garden
- + Off Street Parking
- + Summer House
- + 2 Garden Sheds

EPC Rating D



## LOCATION

The property is located in the north-west of St. Johns Town of Dalry, in an established private residential area, close to local amenities. St. John's Town of Dalry lies in the Glenkens, one of the most scenic areas in Scotland and 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, detached bungalow set within generous gardens enjoying views at the rear towards the Water of Ken and hills beyond. The property has spaciouly laid out, light filled, high ceilinged, flexible accommodation arranged over one floor and features three reception rooms and three bedrooms. It retains many pleasing traditional features including the wood finishes, fire-places and large bay window, and benefits from UPVC double glazing and an Air Source Heat Pump which serves the radiators.

Entering the property, a small entrance vestibule leads to the entrance hall and gives access to the accommodation. Attractively located at the rear of the property with views across the garden towards the Water of Ken is a spacious, light lounge with fire-place and large bay window and adjoining dining room with fire-place and French doors to the rear garden. A spacious dining kitchen located at the front of the property leads through to a vestibule with a good sized utility room off, and spacious conservatory which has been added at the side of the property to enjoy the beautiful views. There are three comfortable bedrooms served by a family bathroom.

The generous gardens are laid mainly to lawn with seating areas and summer house which gently slope downwards towards the Water of Ken.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Part obscure glazed double wooden storm doors; vinyl flooring; glass paned inner door to entrance hall.

#### Entrance Hall

Spacious, high ceilinged hallway; traditional wood finishes; picture rail; coving; telephone point; smoke detector; central heating thermostat; walk-in storage cupboard with front facing window and light; fitted carpet; radiator; doors to lounge, dining room; dining kitchen, bedrooms and bathroom.

#### Lounge

Attractive, light filled room with large bay window to the rear overlooking the garden towards the river; solid natural wood flooring; traditional wooden fire-place with a tiled surround housing electric fire; coving; television aerial connection; picture rail; two radiators.

#### Dining Room

Lovely room with French doors to the rear garden with views; traditional wooden fire-place with a tiled surround and open fire; built-in shelved storage cupboard (also accessed from the dining kitchen); arched recess; coving; picture rail; fitted carpet; radiator.

#### Dining Kitchen

Spacious and light with two front facing windows and a side window to the conservatory; range of natural wood floor and wall units with a complementing worktop; 1½ bowl sink unit and drainer; tiled splash-back; built-in Creda electric cooker with extractor hood above; extractor fan; access hatch with fitted ladder to floored and plasterboard lined, roof space with radiator and skylight/Velux window at the rear elevation; tiled flooring; radiator; door to rear vestibule.

### Rear Vestibule

Doors to utility room and conservatory; meters and solar panel control box; vinyl flooring.

### Utility Room

Window to the conservatory; hot water cylinder; extractor fan; fitted storage shelf; central heating control; space and plumbing for washing machine and fridge freezer; vinyl flooring; radiator.

### Conservatory

Spacious addition to the property with UPVC double glazed windows on three sides and French doors to the garden; polycarbonate roof; two wall lights; solid natural wood flooring; Dimplex electric panel heater.

### Bedroom 1

Spacious double bedroom with window to the rear overlooking the garden and window to side; smoke detector; coving; picture rail; fitted carpet; radiator.

### Bedroom 2

Double room with window to the front and small side window; built-in double wardrobe; coving; picture rail; fitted carpet; radiator.

### Bedroom 3

Window to the rear with views; access hatch to roof space; coving; access hatch to roof space; fitted carpet; radiator.

### Bathroom

Obscure glazed window to front; coloured suite of bath, w.c. and wash-hand basin; fully tiled walls; non-slip vinyl flooring; extractor fan; radiator.



## OUTSIDE

### Garden

Double vehicle access gates provide access to a gravelled drive/parking area at the side of the property and a paved and gravelled pathway to the front entrance. The front garden is bounded by a small wooden fence and hedging with two wooden pedestrian access gates.

The generous sized rear garden is laid to lawns and stretches down towards the river. A gravelled pathway with flower and shrub borders, leads to a paved seating area outside the dining room French doors. There is a detached timber summerhouse which provides beautiful views towards the river and hills beyond. The lawn extends along the side of the property towards a small burn/stream where there is a washing line and two timber garden sheds.

### General

There are 12 photovoltaic panels on the roof of the dwelling with an inverter located in the main loft void. The photovoltaic panels generate electricity for the dwelling/National Grid.

### VIEWING

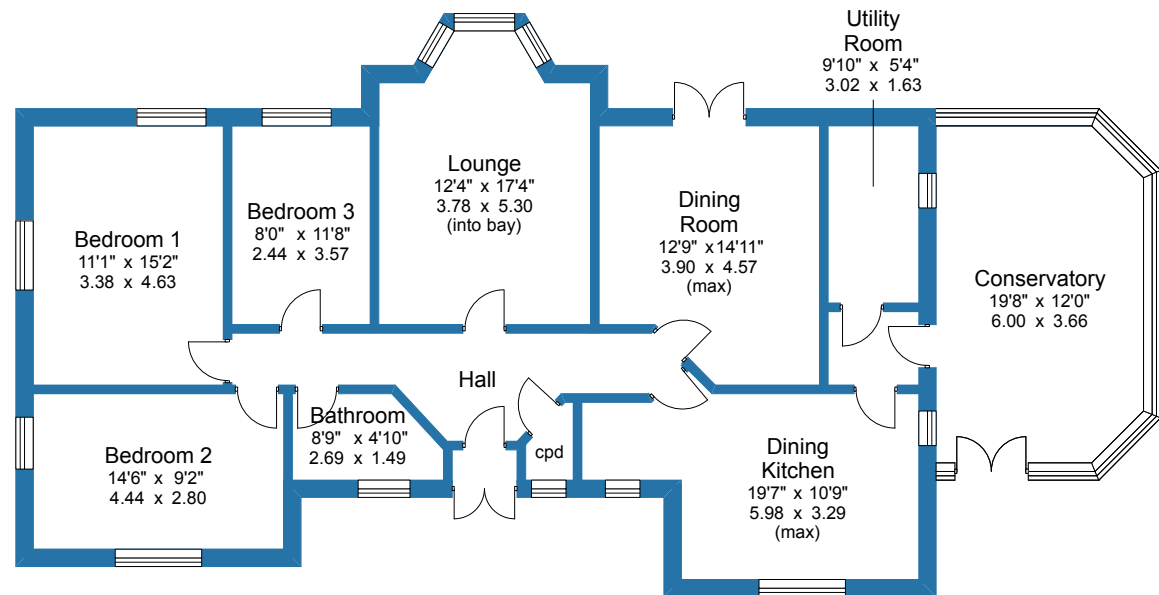
By appointment with the Selling Agents.

### 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.



For illustrative purposes only. Not to scale.



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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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