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Solicitors & Estate Agents

GLENMARLIN

KIRK ROAD, NEW GALLOWAY, CASTLE DOUGLAS, DG7 3RS

Glenmarlin is a well-proportioned bright and spacious detached home located in a quiet lane off of Kirk Road, providing a secluded yet handy location for the local amenities of New Galloway.



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Accommodation:

Ground Floor:

Entrance Vestibule
Family Room
Sitting Room
Dining Room
Kitchen
Utility Room
Bathroom
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3 with
Ensuite Shower Room

Outside:

Front Garden
Rear Garden
Double Garage



Glenmarlin presents a unique opportunity to purchase a spacious detached bungalow which is located on a quiet lane which provides a semi-rural setting which is within easy access to all local amenities. This delightful home, although in need of some modernisation throughout is well positioned within a generous private garden and is sure to suit a number of different buyers.

New Galloway has its own primary school, doctor’s surgery and active community attractions including the CatStrand, the Smiddy, local shop, local pubs and local post office. The village is also well served by public transport links, north to Dalry and beyond and south to Castle Douglas (some 14 miles away) and beyond. Dalry has a secondary school which is complemented by Castle Douglas High School after fourth year.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a “Food Town”. The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave.

ACCOMMODATION

Ramp from the top of the path leads to the back door, as does a separate path from the other side. Path from the front garden leads up to the front entrance, through uPVC obscure glazed door with obscure glazed side panel into:-

ENTRANCE VESTIBULE

Wide welcoming reception hallway with built in double cupboard providing useful hanging space and storage. Ceiling cornicing. Ceiling light. Fitted Carpet tiles. Wooden glazed door with glazed side panel into:-



FAMILY ROOM

Bright and spacious family room located in the heart of this home with doors leading off to all main accommodation. Hardwood window to front with curtain track and curtains above. Radiator. Built in cupboard providing further useful storage. Ceiling light. Smoke alarm. Telephone. Fitted carpet. Hardwood glazed door with glazed side panels leading into:-

SITTING ROOM

Bright front facing reception room with dual-aspect view across the garden to front and side with 2 large uPVC wood effect double glazed windows. Curtain track and curtains above. Fitted carpet. 2 radiators. Ceiling cornicing. Ceiling light. Smoke alarm. Door leading into:-

DINING ROOM

Ceiling cornicing. Ceiling light. Radiator. Hardwood double glazed window to side with curtain track and curtains above. Fitted carpet. Glazed hardwood door leading through to:-

KITCHEN

Spacious L-shaped kitchen with a good range of fitted kitchen units and wood-effect laminate work surfaces. Under counter lighting. Tiled splash-backs. Radiator. Hardwood double glazed window overlooking garden to rear. Slimline dishwasher. Stainless steel 1 ½ bowl sink with mixer tap and drainer. Electric built in oven. Fixed shelving. Breakfast bar to side providing useful additional eating area. Walk-in pantry cupboard with built-in shelving and lighting. Space for chest freezer. Door leading into family room. Carpet tiles. Ceiling cornicing. 2 fluorescent strip lights. Smoke alarm. Doorway leading into:-

UTILITY ROOM

Washing machine. Tumble dryer. Stainless steel sink with drainer to side and taps above. Tiled splash-back. Hardwood double glazed window to rear. Fluorescent strip light. Coat hooks. Wooden glazed door leading out to rear garden. Fitted kitchen units with laminate work surface.



BATHROOM

Suite of wash-hand basin, W.C. and bath with electric Mira shower above. Shower rail and curtain. Chrome heated towel rail. Fixed bathroom mirror. Shaver light. Radiator. Wooden obscure glazed window to rear with blind above. Tiled from floor to ceiling. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 1

Built-in double wardrobe providing useful additional storage. Radiator. Hardwood double glazed window to rear with curtain track and curtains above. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2

Double glazed window to side with curtain track and curtains above. Built-in double wardrobe with sliding door providing useful additional storage. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 WITH ENSUITE SHOWER ROOM

Bright and spacious front facing double bedroom. Built-in wardrobes on one wall providing useful additional storage. Radiator. Ceiling cornicing. Ceiling light. Double glazed window with curtain track and curtains above. Fitted carpet. Door leading to:-

Ensuite Shower Room

Suite of wash- hand basin and W.C. Walk-in shower cubicle with tiled splash back and mains shower above. Shower rail and curtain. Fixed bathroom mirror. Shaver light. Tiled from floor to ceiling. Chrome heated towel rail. Hardwood obscure double glazed window to side. Ceiling cornicing. Ceiling light. Fitted carpet.

Outside

The garden to front is mainly laid to lawn with sweeping tarmacadam driveway from the lane leading to the double garage. A formal lawned area to one side is bordered by well-established shrubs and trees with a paved path leading round to front entrance.





The rear garden is easily accessed from either side of the property as well as directly from the utility room, this sheltered private garden is mainly laid to lawn and interspersed with mature shrubs and trees.

DOUBLE GARAGE

Up and over doors. Concrete floor. Power and lighting.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and mains drainage but no guarantee can be given at this stage.



ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."



General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/ES/HALLD01-06

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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