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Solicitors & Estate Agents



2 Pomona Terrace

New Galloway, Castle Douglas, DG7 3RW

www.williamsonandhenry.co.uk

Attractive well-presented mid terraced Victorian Town House situated in the rural Royal Burgh of New Galloway. Ideal family or holiday home. Double glazing throughout. Oil central heating. Viewing advised.

Ground Floor:

Entrance hallway
Lounge
Kitchen
Utility Room

First Floor:

2 Double Bedrooms
Single Bedroom/Study
Bathroom

Second Floor:

Attic Room

Outside:

Front Garden
Rear Garden
Wood Store
Garden Shed



2 Pomona Terrace is a recently modernised and updated three bedroomed granite Victorian townhouse situated a short walk away from all local amenities in New Galloway. The property offers well-proportioned family accommodation which is complimented by ample outside space to the front and rear of the property. Whilst having been tastefully renovated and updated throughout the property retains many original features.

The Glenkens, scenically, is a delightful area and New Galloway at its heart used to be the smallest "Royal Burgh" in Scotland. That focus, and indication of civic pride, may explain why it has a surprising range of immediately local facilities for such a small town – there is a challenging 9-hole Golf Course affording magnificent views, hotels, an excellent Tea Room, a Post Office and community run modern General Store, a Medical Practice, two Churches (Church of Scotland and Scottish Episcopalian), a well-regarded Primary School with a Secondary School three miles away at Dalry, and a modern and dynamic Community & Arts Centre at The Cat Strand. A whole range of rural pursuits are easily obtainable nearby, with the emphasis on walking, cycling, water sports and fishing.

Set in a scenic rural location, many larger centres are easily accessible – Ayr is approx 1 hour north, Dumfries approx 45 minutes east, Castle Douglas approx 20 minutes south, Newton Stewart approx 30 minutes west and Kirkcudbright approx 30 minutes south.

ACCOMMODATION

ENTRANCE HALLWAY 7.18m x 1.21m (at widest) (23'5" x 4')

UPVC double glazed door from front of property. Laminate flooring. Radiator with wooden radiator cover. Doorways leading off the hallway to lounge, kitchen and utility room with stairs leading up to first floor. Coat hook and understair storage cupboard.

LOUNGE 4.30m x 3.45m (14'1" x 11'3")

Original stripped wooden cottage door leads in to the lounge. Wood burning stove with slate hearth and wooden mantel above. Shelved alcove with cupboard underneath. UPVC double glazed window to front. Ceiling light. Radiator with thermostatic valve with wooden radiator cover. Fully carpeted.

KITCHEN 3.76m x 3.24m (12'3" x 10'6")

Grey Howden Joinery 'Shaker' style fitted floor and wall units with brushed copper handles and rustic effect work surface. Wax sink with mixer tap. Integrated wine rack. Tiled splashback. Beko dishwasher. Indesit electric induction hob and integrated electric oven with Indesit extractor fan above and stainless steel splashback. Bosch larder fridge-freezer.

UTILITY ROOM 1.93m x 1.53m (6'3" x 5')

Ceramic tiled floor. Wall cupboards. Beko washing machine and tumble dryer with wood effect work surface above. Built in bench with shoe storage and a coat hook/shelf. UPVC double glazed door to rear garden.

Stairs from entrance hallway lead up:-
First Floor Accommodation

BATHROOM 2.1m x 1.82 (7'1ft x 6'10ft)

White W.C. and sink with inset vanity unit. White bath with Triton electric shower over bath. Ceramic wall tiles. Mirrored wall cabinet. Ceiling spot lights. UPVC obscure glazed window to rear. Radiator with thermostatic valve.

DOUBLE BEDROOM (rear facing) 3.78m x 3.22m (12'4" x 10'6")

UPVC double glazed window over rear garden. Roller blind. Radiator with thermostatic valve. Cast iron feature fireplace with wooden mantel over. Carpeted. Ceiling lights. Original stripped wooden door.

DOUBLE BEDROOM 3.50m x 3.23m (11'5" x 10'6")

Original cottage stripped wooden door. Radiator with thermostatic valve. Built-in wardrobes with shelving and hanging rail. Carpeted.

SINGLE BEDROOM/STUDY 2.18m x 1.73m (7'1" x 5'7")

UPVC double glazed window. Carpeted.

Staircase leading to:-

ATTIC ROOM 5.41m x 3.33m (17'7" x 11')

Laminate flooring. Velux window to rear. Ceiling lights. Under eaves storage on two sides.

OUTSIDE

Front Garden

Steps lead from High Street to the front garden which is raised from road level to the same height as the property. Partially laid to lawn with perimeter borders and gravel allowing space for seating. Paved path leading to the front door.

Rear Garden

There is a gravel area and pathway immediately to the rear of the property. The rest of the substantial garden which has been terraced to make best use of the space is not connected to the property and is accessed from the access lane lying to the north of 2 Pomona Terrace. (The garden is visible from the rooms facing the rear of the property).

The large garden to the rear has been terraced to make maximum use of the space including a vegetable plot and decking area. Wood store and garden shed.

BURDENS

The Council Tax Band relating to this property is a Band B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

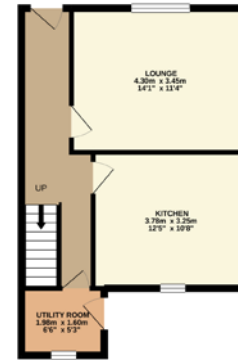
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

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 332057.

Ref: HMS/SM/CARTS01-01

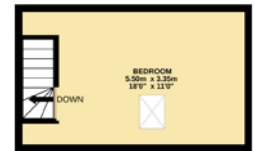
GROUND FLOOR
40.0 sq.m. (430 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (430 sq.ft.) approx.



2ND FLOOR
18.4 sq.m. (198 sq.ft.) approx.



TOTAL FLOOR AREA - 98.4 sq.m. (1059 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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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 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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