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Solicitors & Estate Agents



19 Townhead Crescent

Dalry, Castle Douglas, DG7 3UR

www.williamsonandhenry.co.uk

Well-proportioned 4 bedroomed family home in quiet cul-de-sac location in the popular Glenkens Village of St John's Town of Dalry with superb views to the rear. Viewing highly recommended.

Ground Floor:

Entrance Hallway
Sitting Room
Kitchen
Linen Cupboard
Shower Room

First Floor:

3 Double Bedrooms

Attic floor:

Master Bedroom with en-suite shower room

Front and rear garden; garden shed and Garden Room/Office.



Number 19 Townhead Crescent is a well-proportioned, bright four bedroom family home in quiet cul-de-sac location on the edge of the popular Glenkens Village of St John's Town of Dalry. The property is well presented and all of the rear facing rooms have fantastic views over farmland down towards the Village of Dalry and the hills beyond.

Dalry is an attractive village with wide streets and it has an active community. Set in the heart of the village near to the village store and both the Clachan Inn and Lochinvar Hotel which provide bar and restaurant facilities. Dalry is set in the Glenkens which is well served by activities based at the Catstrand in New Galloway bringing community and arts facilities to the area.

The south-west of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers and of course golf. The property is also ideally located to take advantage of a number of outdoor pursuits and leisure activities including hill walking on the nearby Southern Upland Way or Galloway Forest Park, water sports on Loch Ken or to enjoy the many cultural events at the thriving Community Arts Trust at the Catstrand in New Galloway.

ACCOMMODATION

ENTRANCE HALLWAY **4.37m x 2.07m (14'3" x 6'8")**

UPVC double glazed door from the front garden. Oak-effect laminate flooring. Dimplex night storage heater. Understairs storage cupboard. Doors leading off to sitting room, bathroom, and linen cupboard. Small uPVC window to front. Coat hooks. Smoke alarm.

SHELVED LINEN CUPBOARD

SITTING ROOM **4.38m x 3.80m (14'4" x 12'5")**

Spacious, bright room with uPVC double glazed window. Oak-effect laminate flooring. Cast iron multi-fuel stove set in slate hearth with wooden mantel above. Ceiling light. Ceiling cornice. T.V. aerial point. Doorway leading to:-

KITCHEN **3.81m x 2.54m (12'5" x 8'3")**

Well-proportioned room with white high gloss fitted kitchen units with beech-effect work surfaces. Oak-effect laminate flooring. UPVC double glazed window to rear with views over the garden towards the Galloway Hills beyond. Roller blind. Stainless steel sink with mixer tap above. Stainless steel integrated electric oven and grill. Electric hob with glass splash-back behind and stainless steel extractor fan above. Under-counter integrated fridge. Under-counter integrated freezer. Cupboard housing electric meter and fuse box. LED recessed spotlights. UPVC double glazed door leading to the rear garden.

BATHROOM **2.47m x 2.09m (8'1" x 6'8")**

Suite of white sink with mixer tap. White w.c. and white bath with curved shower screen. Electric Galaxy shower above bath. Bathroom wall paneling on all walls from floor to ceiling. Obscure double glazed window to rear. Ceramic floor tiles. Extractor fan. Ceiling fan. Dimplex wall mounted fan heater. Chrome towel rail.

Carpeted staircase with wooden handrail to first floor level.

First Floor Level

DOUBLE BEDROOM (1) **3.22m x 2.75m (10'6" x 9')**

Rear facing with a large uPVC picture window overlooking the rear garden down towards the village of Dalry and the Galloway Hills beyond. Carpeted. Ceiling light.

DOUBLE BEDROOM (2) **3.82m x 2.70m (12'5" x 8'8")**

This is also rear facing. Built-in cupboard housing hot water tank. UPVC double glazed window. Carpeted. Ceiling light.

INNER HALLWAY

Fully carpeted inner hallway leads to Bedroom 3 and the staircase up to master bedroom suite. UPVC double glazed window to the front. Night storage heater.

DOUBLE BEDROOM (3) **3.57m x 3.16m (11'7" x 10'4")**

UPVC double glazed window to front. Fully carpeted. Ceiling light. Ceiling cornice.

Carpeted staircase leading to attic level and master bedroom with en-suite shower room.

Attic Level

MASTER BEDROOM **4.52m x 3.38m (undereaves) (14'8" x 11'1")**

Under-eaves storage. Recessed ceiling spotlights. Large double glazed Velux window to rear. Doorway leading to en-suite shower room.

EN-SUITE SHOWER ROOM **2.06m x 1.52m (6'8" x 5')**

White sink, white w.c. with walk-in shower with bathroom panel splash-back and Mira Vista electric shower.

OUTSIDE

The rear garden is accessed via the uPVC door leading from kitchen. Slabbed patio area with steps to further garden laid to lawn and flower borders, with a path leading down to garden shed and garden office/garden room. The rear garden is fully fenced and enclosed and has wonderful views over farmland down towards the centre of Dalry and the Galloway Hills beyond.

SHED **2.49m x 2.45m (8'2" x 8')**

HOME OFFICE/GARDEN ROOM **3.51m x 2.90m (11'5" x 9'5")**

This timber built Home Office/Garden Room is fully insulated with power which makes this a year round useable space and is ideal for those wanting to enjoy the garden or to use as a home office for those working from home.

BURDENS

The Council Tax Band relating to this property is B.

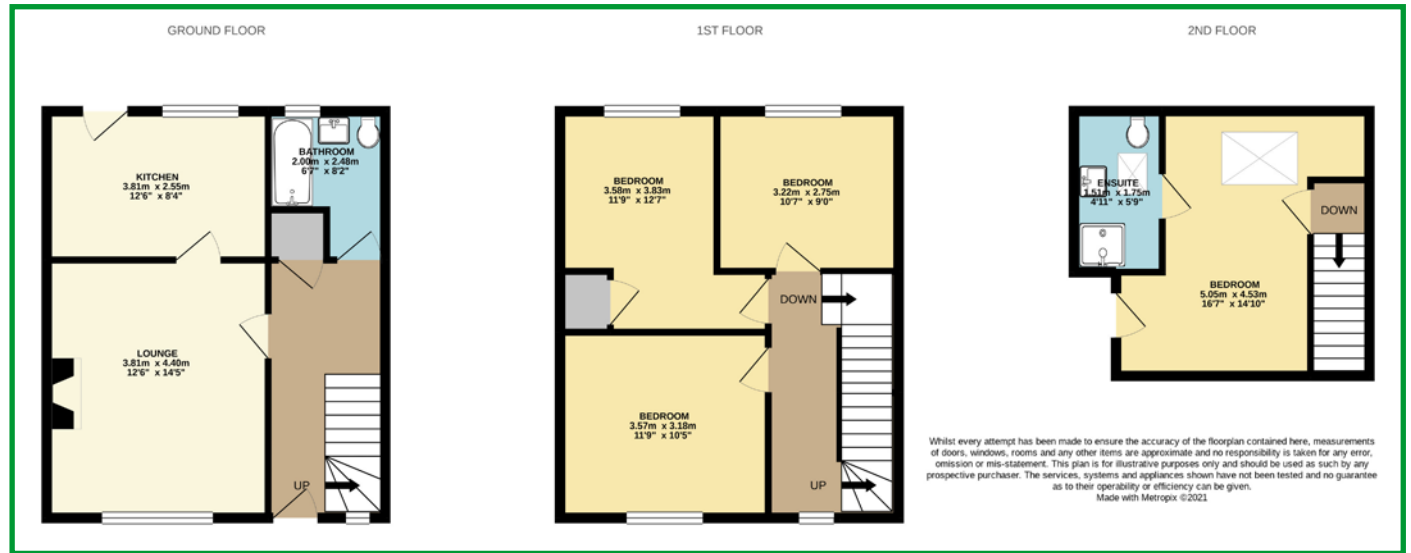
ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas 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 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: SAK/PL/TEMPB01-01

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
 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: 13 St Mary Street, Kirkcudbright, DG6 4AA

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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