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Solicitors & Estate Agents



Kiambu

High Street, New Galloway, DG7 3RL

www.williamsonandhenry.co.uk

Well-proportioned double fronted traditional Galloway Cottage located in the heart of New Galloway. Garden to rear.

Ground Floor:
Entrance Hallway
Dining Room
Sitting Room
Kitchen

First Floor:
2 Double Bedrooms
Bathroom

Outside:
Two stone outbuildings;
Garden;
Greenhouse.



Kiambu is a traditional Galloway cottage located on the High Street in New Galloway. This property is deceptively spacious and offers well-proportioned light, bright rooms on all levels.

The property has a fabulous well-tended garden with a variety of mature roses and shrubs as well as two stone outbuildings which could lend themselves to future development subject to appropriate planning consents.

The current owners have recently applied and received a Building Warrant to change the layout to form an open plan kitchen/dining room, although no works have been carried out. The owners have also recently completely refurbished the bathroom prior to listing the property for sale.

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 is off New Galloway High Street via a solid wood and glazed door into entrance hallway;

ENTRANCE HALLWAY (1.18m x 1.08m)

Fully carpeted. Leading off to sitting room, dining room and staircase to first floor level. There is an electric meter above the front door and a ceiling light.

DINING ROOM (3.53m x 2.79m)

This light, bright room is front facing. Radiator. Wooden sash and case window to the front with vertical blinds and curtains above. Deep wooden sill with paneled surround. Fully carpeted. Doorway opening into kitchen.

KITCHEN (3.80m x 1.94m)

Fitted kitchen units and Formica work surfaces. Worcester oil boiler. Stainless steel sink with drainer and mixer tap above. Hoover washing machine. Indesit electric oven. Separate pantry cupboard. Logic free standing fridge-freezer. Vinyl flooring. Wooden glazed door to the rear garden.

SITTING ROOM (5.47m x 3.34m)

The sitting room is accessed from the entrance hallway. Two large sash and case wooden windows to the front with deep sill and radiator beneath. Vertical blinds, curtain rail and curtains above. Tiled fireplace and surround with open fire. Radiator and under stair storage cupboard. Fully carpeted.

The staircase to first floor is fully carpeted with wooden handrail leading to top landing and doorways to both bedrooms and bathroom.

First Floor Accommodation

DOUBLE BEDROOM 1 (0.7m x 3.57m) (at narrowest) (5.22m) (at widest)

This is a front facing room. Fully carpeted. Wooden sash and case window with a deep sill. Radiator. Built-in cupboard housing hot water tank and shelved.

DOUBLE BEDROOM 2 (2.87m x 2.87m)

Fully carpeted. Wooden sash and case window. Radiator. Built-in alcove with shelving.

BATHROOM (2.19m x 2.06m)

Howden's laminate flooring. Heated chrome towel rail. Large white bath with wall panels on three walls with Stainless steel waterfall mixer tap and Monsoon shower head above. White sink, white w.c., built-in grey vanity unit with further tall slim line vanity bathroom cabinet. Wooden double glazed window to the rear. Built-in touchless blue tooth mirrored cabinet. Loft access hatch.

OUTSIDE

The rear garden is accessed via the kitchen with a set of stairs with a path leading off a lawned area and large a stone outbuilding which this is split into two lower rooms and an upper floored attic.

OUTBUILDING

Room 1 (4.40m x 4.39m)

Room 2 (4.39m x 1.36m)

Immediately outside the outbuilding there is an area of communal garden ground which is shared with the property next door.

A grassy path then winds down the side of the garden which has a mixture of wild cottage flowers and mature roses. The garden is laid to lawn with heathers and alpines in the center. Beyond this area is a greenhouse and then a further pathway leading down to what was a former vegetable plot, which is currently laid to grass and bordered by hedge.

The oil tank is located adjacent to the steps into the garden.

SECOND STONE OUTBUILDING (4.01m x 2.88m)

The second stone outbuilding is abutted onto Kiambu and is located directly below the living room.

BURDENS

The Council Tax Band relating to this property is 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 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/LINDC02-01

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

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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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