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Solicitors & Estate Agents



Old Post House

OLD POST HOUSE,

HIGH STREET, NEW GALLOWAY, CASTLE DOUGLAS, DG7 3RL

This terraced former Post House is situated on New Galloway's High Street in the heart of the village itself. The property has been sympathetically renovated and modernised by the current owners throughout.



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Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room/Bedroom 1
W.C.
Kitchen
Rear Vestibule

First Floor:

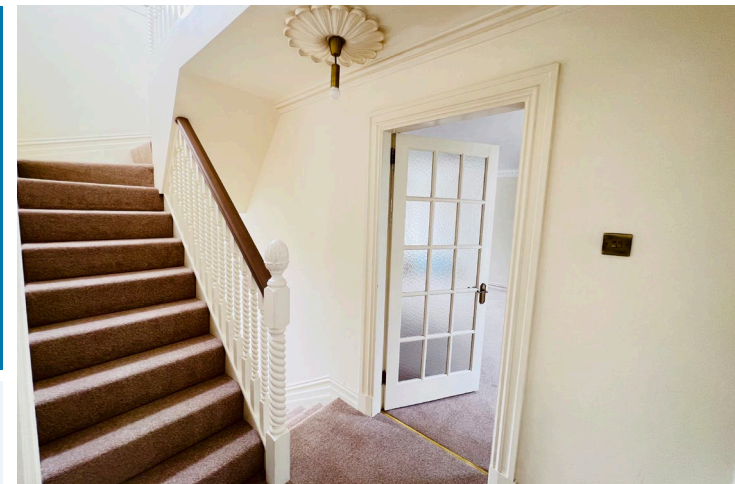
Double Bedroom 2
Lounge
Double Bedroom 3

Second Floor:

Bathroom
Attic Room
Good Sized Attic providing useful additional storage.

Outside:

Rear garden. Stone Out Building.



Old Post House is a spacious terraced former Post House situated within the rural village of New Galloway. The property has been sympathetically renovated by the current owners and provides spacious flexible accommodation for any perspective purchaser.

The house itself is complimented by a large garden mainly laid to lawn, mature shrubbery and bordered flower beds. There is a charming outhouse in the garden previously used as an Art Studio which would make a wonderful home office or garden room with access direct to the garden. The property is close to local amenities including the village shop, current Post Office and the Catstrand.

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 within the Catstrand, 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.

The property is set in a scenic rural location, but 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.

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 1.96m x 1.53m

Enter via a composite front door in to:-

ENTRANCE HALLWAY

Light, bright spacious entrance hallway. Ceiling architraves and corbels. Ceiling rose. Cupboard housing electric meter and RCS fuse box. Electric Creda panel heater. Tiled floor. Doorways opening to sitting room/bedroom, W.C and kitchen. Carpeted staircase to first floor level and ground floor W.C.

SITTING ROOM/BEDROOM 1 4.13m x 2.71m

Bright front facing room with dual aspect uPVC double glazed windows with working wooden shutters and deep sill with built-in storage underneath. Central feature working fireplace with cast iron surround, tiles hearth and wooden painted mantel above. Electric Netta radiator. Ceiling corning. Ceiling rose. Carbon monoxide detector. Carpet. 15 pane obscure glazed door.

W.C.

Steps down from entrance hallway provide access to this cleverly located W.C makes good use of the Understair space. White wash hand basin and W.C. Vinyl floor tiles. Storage cupboard.

KITCHEN 4.61m (at widest) 2.94m

Contemporary fitted kitchen with cream high gloss units. Wood effect laminate work surfaces. Tiled splash backs. UPVC double glazed window to rear with wooden working window shutters with deep sill. UPVC Georgian style double glazed window to front with wooden working window shutters. Electric Logik Induction hob. Electric built-in oven. Stainless steel sink with mixer tap and drainer. Netta electric panel heater. Built-in shelving. Recessed LED ceiling lights. Wood effect laminate flooring. 15 pane obscure glazed door. Doorway opening in to:-

REAR VESTIBULE 2.09m x 1.19m

Built-in bench with coat hooks and shelving above. Wood panelling to waist height. Wood effect laminate floor. Solid wooden door leading out to rear.

From the entrance hallway a curved carpeted staircase with wooden handrail and banister leads to the first floor level, with a large uPVC double glazed picture window overlooking the landing providing ample natural light at the half landing.

First floor level

LANDING 1.62m x 1.51m

Ceiling corning. Ceiling rose. Smoke alarm. Carpet. Carpeted staircase leading to second floor level. Doorways opening off to 2 double bedroom and lounge.

DOUBLE BEDROOM 2 (Front facing) 4.77m x 2.52m (widening to 2.92m)

uPVC Georgian style tilt and turn window to front with wooden working shutters and deep sill with storage beneath. Recessed alcove. Ceiling corning. Ceiling rose. Netta electric heater. Carpet.

LOUNGE 4.18m x 4.32m

Accessed through a 15 pane obscure glazed door in to this light, bright spacious first floor lounge. Dual aspect uPVC double glazed windows to front and rear with wooden working shutters and a deep sill with built-in storage. Ceiling corning and rose. Smoke alarm. Carbon monoxide detector. Netta electric heater. Feature fireplace with large inset wood burning stove set on a slate hearth with slate surround and wooden mantel above. Carpet.



DOUBLE BEDROOM 3 4.26m x 2.86m

uPVC Georgian style tilt and turn window to front with wooden working shutters and deep sill beneath with handy built-in storage. Ceiling corning. Ceiling rose. Netta electric panel heater. Overhead storage. Carpet.

From the first floor landing a carpeted staircase with painted handrail and banister leads to the second floor level. Large uPVC double glazed picture window providing additional natural light and views over the rear garden and beyond to surrounding countryside given from this elevated position.

Second floor level

LANDING

Ceiling rose. Built-in cupboard. Carpet.

BATHROOM 2.21m (widening to 3.02m under eaves) x 2.08m

Contemporary bathroom suite of white wash hand basin and W.C inset in to a vanity unit with built-in storage. White bath with mains shower and monsoon rainfall water head above. Fixed bathroom mirror with light above. Obscure uPVC double glazed window to rear. Velux window to front. White heated towel rail. Built-in cupboard with shelving. Partly coombed ceiling. Under eaves storage area which opens in to the remaining loft space. Tile effect vinyl floor.

ATTIC ROOM 3.57m x 2.67m

Accessed by a custom made ladder fitted to the wall on the staircase leading up to the second floor level you enter through a wooden door. Velux window. This useful room has power and natural daylight via a roof light.

OUTSIDE

Rear Garden

Large enclosed garden mainly laid to lawn and bordered on both sides with a variety of mature shrubs. Accessed via a door leading on to Back Street.



Stone Out Building

4.90m x 4.25m

(at widest narrowing to 4.09m)

Detached stone outbuilding under felt roof which is sited at the top of the Old Post House garden with views over the full length of the garden. This handy outside area is ideal for external storage or, as an Artist's Studio/ Home Office or wonderful garden room. uPVC obscure glazed French doors to garden. uPVC double glazed pedestrian door on to Back Street. Open Inglenook fireplace. Concrete floor.

BURDENS

The Council Tax Band relating to this property is .

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 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. 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/SM/NOBLK01-01



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

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