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Solicitors & Estate Agents



5 SUNNYSIDE

NEW GALLOWAY, CASTLE DOUGLAS, DG7 3RQ

Charming stone built three bed roomed terraced cottage in the Glenkens village of New Galloway with large rear garden.



Accommodation:

Ground Floor:

Entrance Hallway
Kitchen/Dining Room
Living Room/Bedroom
Rear Hallway
Shower room

First Floor:

Sitting Room
2 Bedrooms

Outside:

Garden. Stone built shed.

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Sunnyside is well named since the houses in Sunnyside all face due south. From New Galloway's High Street, opposite the Cross Keys Hotel, the street is initially called "Wylies Brae", which is the section of the street where the houses sit on the right-hand side of the road. Thereafter, where the houses are on the left hand side of the road the street is called "Sunnyside".

This cottage benefits from having a good sized garden, wider than its frontage, and there is access along the gable end of the adjacent property to reach the garden externally.

The cottage has been tastefully upgraded in recent years to enhance some of its traditional 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 cafe 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, a modern and dynamic Community & Arts Centre at The Cat Strand and a newly refurbished Town Hall offering leisure activities. 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

From the pavement through a wooden door with glazed upper half into:-

HALL 4'10" x 19'3" (1.48m x 5.88m)

Tiled flooring. Carpeted staircase with painted handrail and banister to first floor level. Wood panelling on walls to chest height. Understairs storage cupboard. Doorways leading off to all ground floor rooms and rear garden.

KITCHEN/DINING ROOM 19' x 10' (5.78m x 3.07m)

This spacious room runs the whole depth of the house with a uPVC tilt and turn window to the front (south) and a smaller window to the rear providing ample natural light. Good sized dining area to the front of the open plan kitchen/dining area. Feature fireplace with inset wood burning stove. Recessed alcove to side with shelving. Good range of modern beech fitted kitchen units, with laminate work surfaces, and tiled splash backs. Stainless steel 1 ½ bowl sink with drainer and mixer tap. Electric Aga (available by separate negotiation). Space for fridge. Ceiling spotlights. Tiled floor.

SITTING ROOM / BEDROOM 1 12' x 10' (3.66m x 3.08m)

Currently used as a bedroom, this good sized room could also be used as a further sitting room. UPVC double glazed tilt and turn window to front. Recessed alcove providing useful additional storage. Ceiling light. Fischer electric radiator. Fitted carpet.

SHOWER ROOM 10' x 5'6" (3.08m x 1.68m)

Situated to the rear with double glazed opaque window is a generous shower room. Wood-effect laminate flooring. Large walk-in double shower cubicle with Respatex wall panelling and electric shower above. Chrome heated towel rail. White wash-hand basin and WC. Wood-effect laminate flooring. Recessed ceiling spotlights.

REAR HALL

Tiled Floor. Coat Hooks. Door leading into Kitchen and wooden glazed door with cat flap leading to garden. Wood panelling to chest height. Curtain Pole. Ceiling light.

Wooden stair case with central carpet runner leading to first floor landing with painted hand rail and bannister.

First floor level

The first floor landing has built-in cupboard. Skylight.

SITTING ROOM 18'7" x part 12'6" x part 9'6" (5.67m x 3.82m x 2.88m)

Bright and cosy room with a double glazed tilt and turn window facing south and a three unit double glazed window set in a dormer facing over the rear garden providing a pleasant outlook. Feature marble fireplace with tiled inset; shelved alcove with painted exposed stone. Fischer electric radiator. Ceiling light. Wood-effect laminate flooring. Door opening into bedroom 2.

BEDROOM 2 16'3" x 7'6" (4.96m x 2.27m)

Another surprisingly bright room with one full UPVC double glazed tilt and turn south facing window and additional sky light. Loft access hatch. Fitted Carpet. Ceiling Spot light. Partially coombed ceiling.

BEDROOM 3 10'8" x 10'3" (3.25m x 3.14m)

Double bedroom with three unit double glazed window overlooking the garden to the rear. White wash-hand basin. Wooden wall panelling on one wall. Cupboard with hot and cold water storage tanks. Fitted carpet. Ceiling light. Large recess with hanging rail.

OUTSIDE

Immediately by the back door the garden is full width and indeed extends to the west behind the adjacent property where there is a large lean-to stone built shed. The rear garden is accessed via the exterior door at the rear of the hallway. There is a stone outbuilding/workshop, a shed, a patio area and a garden with planted borders. A path leads down to the pretty garden with a selection of fruit trees, mature shrubs, trees and flowers and a sitting area runs behind the adjacent garden of the property to the east and borders on the stream.

STORE

(3.05m x 1.75m)

The store is a solid stone built construction with a lean-to corrugated iron roof. Useful for storage of garden equipment and logs.

BURDENS

The council tax band is a band D.

The Energy Efficiency Rating for this property is F.

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 the office

GENERAL ENQUIRIES, VIEWING & OFFERS

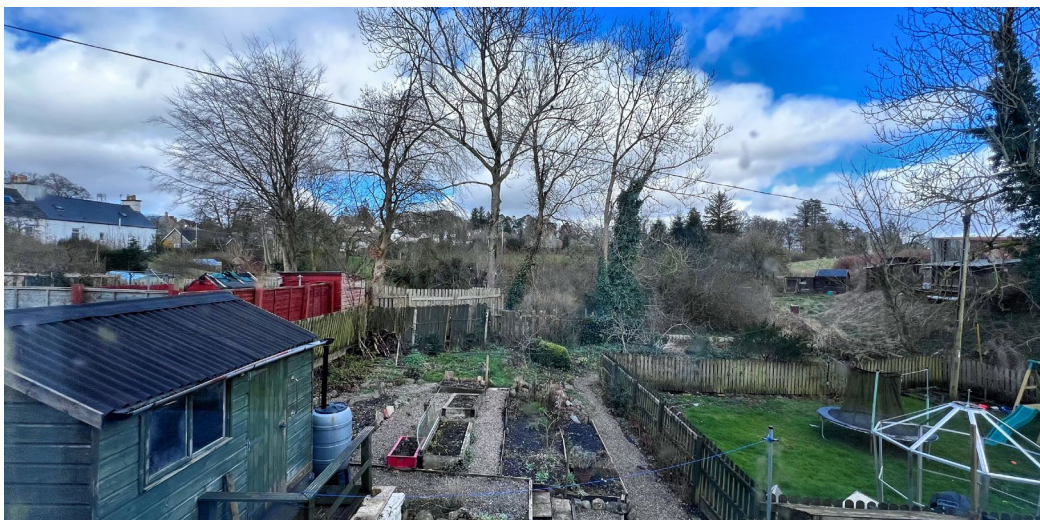
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO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

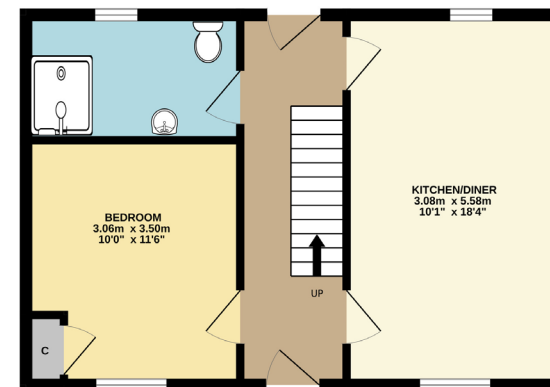
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

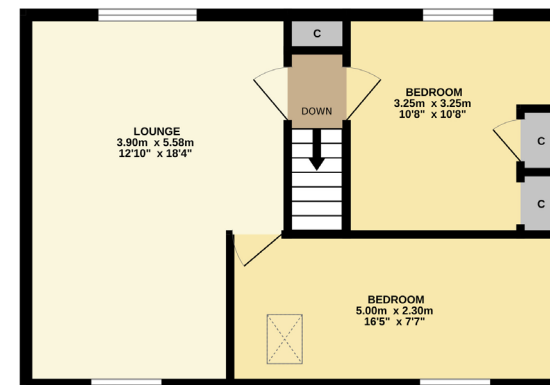
Ref: SAK/PL/HARVJ01-02



GROUND FLOOR



1ST FLOOR



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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