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& HENRY
Solicitors & Estate Agents



CRAIG ROTCHELL

2 THROUGHGATE, DALRY, CASTLE DOUGLAS, DG7 3UU

Well-proportioned 5 bedroomed end terraced townhouse with large enclosed rear garden located in the popular Glenkens village of St Johns Town of Dalry.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Kitchen
Rear Porch
W.C.

First Floor:

Landing
Lounge / Double Bedroom
Double Bedroom 2
Bathroom

Second Floor:

Landing
Double Bedroom 3
Double Bedroom 4
Bedroom 5
W.C.

Outside:

Outhouse
Double Garage
Wooden Summer House
Greenhouse



Craig Rotchell is approximately 200 years old and has benefited from a continuing programme of maintenance and upgrades since purchased by the existing owners in 2007.

This characterful property benefits from bright and airy accommodation across three floors providing flexibility and a number of options for the new owners. One of the existing rooms on the first floor has been used as a second reception room, but would equally make a wonderful master bedroom.

Located a short walk away from the local amenities of the village the property is also on the bus route to Castle Douglas with a bus stop a short distance away.

St Johns Town of 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 post office both the Clachan Inn and Lochinvar Hotel which provide bar and restaurant facilities. On the outskirts of the village is a recently extended garage with mini supermarket and petrol available 24 hours. 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 southwest 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.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a "Food Town". The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

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

Accessed from steps leading off Throughgate via uPVC obscure glazed door into:-

ENTRANCE VESTIBULE 1.09m x 0.92m widening to 1.82m
Fitted carpet. Wood paneling on 2 walls. Opens into:-

RECEPTION HALLWAY 1.78m x 3.26m
Bright reception hallway with doorways opening off to kitchen and sitting room and carpeted staircase leading to first floor level. Under stair storage cupboard with lighting and coat hooks. Danfoss central heating controller. Smoke alarm. Ceiling cornice. Ceiling light. Fitted carpet. Radiator. Wooden glazed door into:-

SITTING ROOM 4.11m x 4.68m
Spacious front facing reception room with 2 large windows to front and window to side providing natural light with curtain track and curtains above. Blinds on all windows. Feature fireplace with slate hearth and Inset cast iron wood burning stove with wooden mantle above. Satellite TV point. Radiator. Smoke alarm. Ceiling light. Fitted carpet.

KITCHEN 3.64m x 4.03m
Bright, and spacious contemporary kitchen overlooking the rear garden. The kitchen benefits from a good range of shaker style fitted kitchen units and butcher block wooden work surface. Ceramic Belfast sink with mixer tap above. Tiled splash backs. 2 sash and case windows to side looking onto 'Throughgate' with deep sills beneath. Wooden clothes pulley. Large uPVC double glazed picture window overlooking the garden. Contemporary vertical radiator. Smoke alarm / heat sensor. Large walk in pantry cupboard with shelving. Integrated under counter fridge. Neff integrated electric oven. Neff integrated hob above with oven hood and filter above. Ceiling spotlights. Ceiling light. Sliding wooden glazed door from kitchen into:-

REAR PORCH 1.17m x 0.81m
Ceramic tiled floor. uPVC double glazed door leading out to rear garden. Coat hooks. Wooden glazed door leading to:-

W.C. 0.77m x 1.45m
Ceramic tiled floor. Radiator. White W.C. uPVC obscure glazed window to side. Ceiling light.

Carpeted staircase with wooden handrail and banister leading to first floor level.

First Floor Accommodation

LANDING 0.81m x 4.59m
Light and airy first floor landing. Ceiling light. Built in cupboard with shelving. RCD consumer unit and electric meter. Doorways leading off to lounge/double bedroom, double bedroom and bathroom. Smoke alarm.

LOUNGE / BEDROOM 1 4.68m x 4.14m
Spacious and light front facing room enjoying an abundance of natural light from two large front facing sash and case window, and further sash and case window to side meaning that this space enjoys a delightful dual aspect and pleasant view across St Johns Town of Dalry to the hills beyond. Wall lights. Ceiling cornice. Ceiling light. Fitted carpet. Built in sideboard with shelving and cupboards beneath. 2 radiators

DOUBLE BEDROOM 2 2.88m x 5.50m
Good sized double bedroom looking across roof tops towards the Galloway hills. This pleasant room has ample natural light from 2 large sash and case windows with curtain track and curtains above and deep sills beneath. Fitted carpet. 2 radiators. Large built in wardrobe with sliding doors providing ample additional storage. 2 ceiling lights. 2 doors opening into first floor landing.

BATHROOM 1.94m x 1.73m
Contemporary white bathroom suite of wash hand basin and W.C. built into high gloss vanity unit providing useful additional storage. Respatex style wall paneling on all walls and ceiling. uPVC obscure glazed window to rear and further window to side. White heated towel rail. White bath with mains shower above. Extractor fan. Recessed LED ceiling spotlights.

Carpeted staircase with wooden handrail and banister leading from the first floor landing up to attic level.

Second Floor Accommodation

LANDING
Bright, spacious second floor landing. Large Velux window providing additional natural light. Ceiling light. Smoke alarm. Partially coombed ceiling. Large built in linen cupboard with shelving. Fitted Carpet. Doors leading off to 3 further bedrooms and W.C.

DOUBLE BEDROOM 3 3.46m x 4.27m
Front facing double bedroom. 2 large sash and case windows with glazed panels to side. Curtain track and curtains above. Radiator. Built in cupboard with coat hooks and shelving. Three under eave access points. Partially coombed ceiling. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 4 2.93m x 3.66m
uPVC double glazed tilt and turn window to side. Radiator. Partially coombed ceiling. Ceiling light. Fitted Carpet.

BEDROOM 5 2.13m x 2.54m widening to 2.92m
Located to the rear of the property with fine views. uPVC double glazed window overlooking the rear garden. Curtain track and curtains above. Partially coombed ceiling. Loft access hatch. Ceiling light. Fitted carpet. Radiator.

W.C. 0.93m x 1.88m
Suite of white wash hand basin with mixer tap and W.C. uPVC double glazed window to rear with curtain track and curtains above. Built in cupboards providing useful additional storage. Ceiling light. Laminate flooring. It is thought that it may be possible to expand into the storage space to create a further bathroom – subject to appropriate planning consents.

Outside

OUTHOUSE
Solid stone built outhouse under slate roof.

Room 1 3.18m x 2.17m
Concrete floor. Fitted kitchen units. Stainless steel sink with drainer and mixer tap above. Plumbing for washing machine.

Built in Cupboard 1.13m x 1.51m
Doorway opening into large walk in cupboard with built in shelving. Ceiling lights. RCD main switch unit for outbuildings.

Boiler Area 0.88m x 1.63m
Worcester oil fired boiler. Electrics. Carbon monoxide detector.

Room 2 1.24m x 2.15m
Concrete floor. Painted walls. Key safe box. Ceiling light. Open rafters. Currently used as a log store.

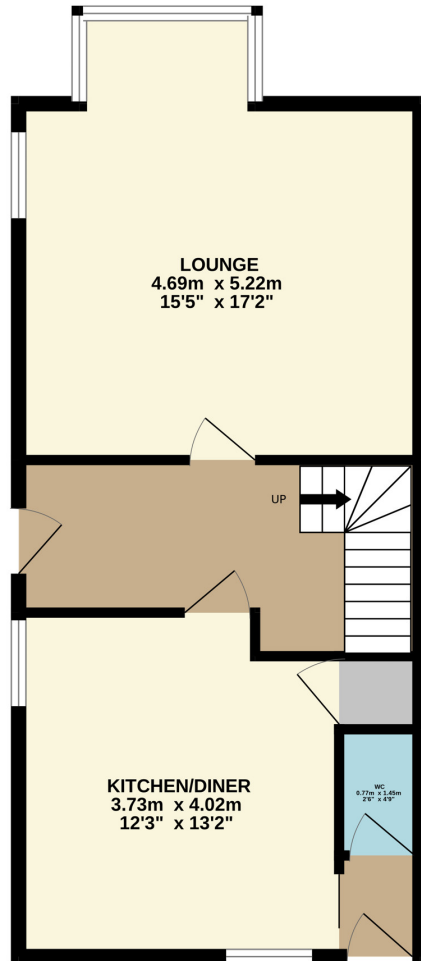
DOUBLE GARAGE 6.52m x 6.09m
Double garage. 1 electric up and over door. 1 manual door. Concrete floor. 3 windows to side. Electric consumer unit. Power points. uPVC pedestrian door to side giving easy access to garden. 2 Ceiling lights.

GARDEN
Craig Rotchell has a large enclosed rear garden which can be accessed directly from the house, and the lane to the rear. The property enjoys a largely private position with fine views across neighbouring gardens to the Galloway Hills beyond.

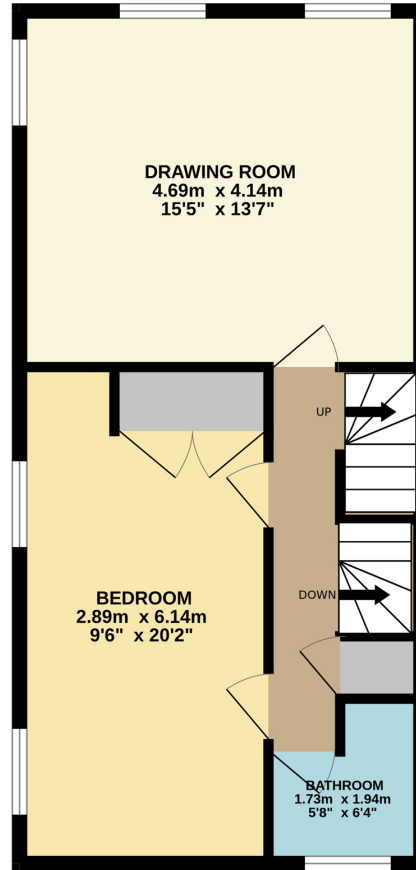
Immediately to the rear of the property is level graveled area with paving leading to the outhouses with steps leading up to a generous lawned area which runs the full length of the garden bordered by fencing to one side and hedging to the other.

At the bottom of the garden is a well-positioned wooden summer house with covered verandah and greenhouse. Outside tap.

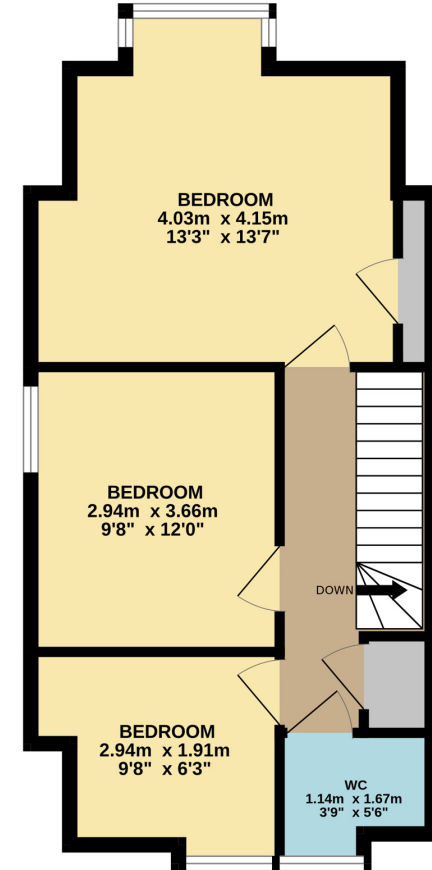
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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GREENHOUSE

The green house benefits from automatic roof windows helping to regulate the temperature. Power points.

BURDENS

The Council Tax Band relating to this property is D.

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 our 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/LNM/GOODP01-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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