



WILLIAMSON
& HENRY
Solicitors & Estate Agents



1 CHURCH HOUSES

LAURIESTON, CASTLE DOUGLAS, DG7 2PW

Traditional semi-detached Galloway cottage located in the quiet village of Laurieston.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Bathroom
Sitting Room
Bathroom
Dining Kitchen
Rear Vestibule

First Floor:

3 Bedrooms

Outside:

Garden

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1 Church House is a well-proportioned 3 bedroom semi-detached home benefiting from a large enclosed garden to rear. The property is well positioned in the village of Laurieston which is within easy access of both Castle Douglas and Gatehouse of Fleet.

Laurieston is a small country village, situated on the edge of the Galloway Forest Park (the first dark sky park in the UK), the surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing, and a wide range of water sports are a ten minute drive away at Loch Ken Activity Centre. The village also benefits from a bus service connecting it with Castle Douglas and the Glenkens.

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

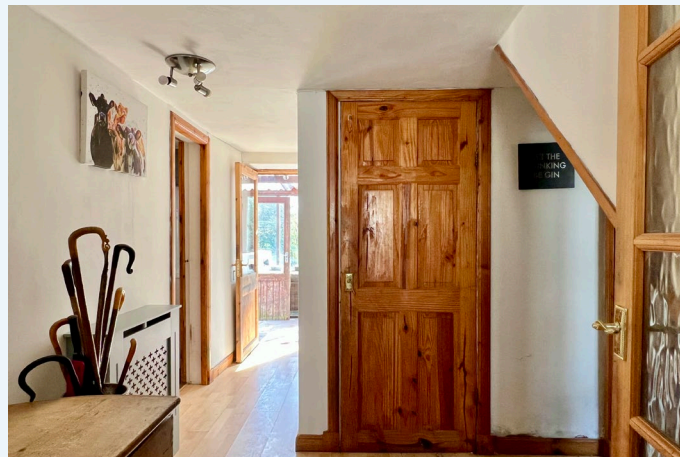
Entered from pavement through uPVC obscure glazed door into:-

ENTRANCE VESTIBULE 1.45m x 1.07m

Wall mounted electric RCD consumer unit and fuse box. Smoke alarm. Coat hooks. Wood effect laminate floor. Carpeted staircase leading to first floor level. Wooden 15 pane glazed door into:-

RECEPTION HALLWAY 2.38m x 2.73m at widest (narrowing to 0.86m)

Wide welcoming reception hallway with doors leading off to sitting room, dining kitchen, bathroom and rear vestibule. Ceiling light. Radiator with radiator cover. Store cupboard. Thermostatic controller. Wood effect laminate flooring.



SITTING ROOM 3.55m x 5.01m

Bright front facing reception room with ample natural light from large uPVC double glazed window with blinds and curtain pole above. Ceiling spotlight. Smoke alarm. Radiator. Fyfe stone fireplace with wood burning stove set on tiled hearth with wooden mantel above. Wood effect laminate floor.

BATHROOM 1.65m x 1.38m

Suite of White wash hand basin, W.C and bath with mains shower above. Tiled from floor to ceiling on 1 wall. Wooden obscure glazed window to rear with deep sill beneath. Ceiling light. Coat hooks. Tiled flooring.

DINING KITCHEN 3.25m x 5.90m

Good size dining kitchen which runs the full depth of the property. The spacious dining area is located to the front of property with large UPVC double glazed window with deep sill beneath. Blocked off doorway to entrance vestibule. Ceiling light.

The kitchen area is located to the rear of the house with fitted kitchen units and laminate work surfaces. Stainless steel sink with taps and drainer to side. Freestanding electric cooker with stainless steel splashback. Washing machine. Radiator. Florescent strip light. Painted beamed ceiling. Heat sensor. Newly installed Worcester boiler with guarantee. Tile effect vinyl floor.

REAR VESTIBULE

Windows on 3 walls with a wooden glazed door leading out to rear garden. Ceiling light. Concrete floor.

A carpeted staircase from front entrance vestibule leads to first floor level

First Floor level

LANDING

uPVC double glazed window with roller blind above which provides natural light over the stairwell. Smoke alarm. Ceiling spotlight. Carpet. Doors leading off to 3 bedrooms.



DOUBLE BEDROOM 1 (right) 2.94m x 3.30m

Good size double bedroom with built in double wardrobe enjoys a pleasant outlook across the rear garden from uPVC double glazed picture window to rear with roman blind. Ceiling light. Partially coombed ceiling. Radiator. Carpet.

BEDROOM 2 2.81m x 2.36m

Partially coombed ceiling. Ceiling light. Velux window. Wood effect laminate floor.

DOUBLE BEDROOM 3 (left) 3.06m x 3.16m

Good size double bedroom with built in double wardrobe. Ceiling light. Partially coombed ceiling. Radiator. uPVC double glazed picture window to rear overlooking garden with curtain pole and curtains. Carpet.

OUTSIDE

Rear Garden

1 Church Houses benefits from a large rear garden with generous graveled off street parking area. Beyond the parking area is a large formal lawned area and bordered by mature shrubs and trees along with fencing on all sides. Immediately adjoining the house is a brick built outbuilding with concrete floor. Power and lighting. Wooden Shed.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

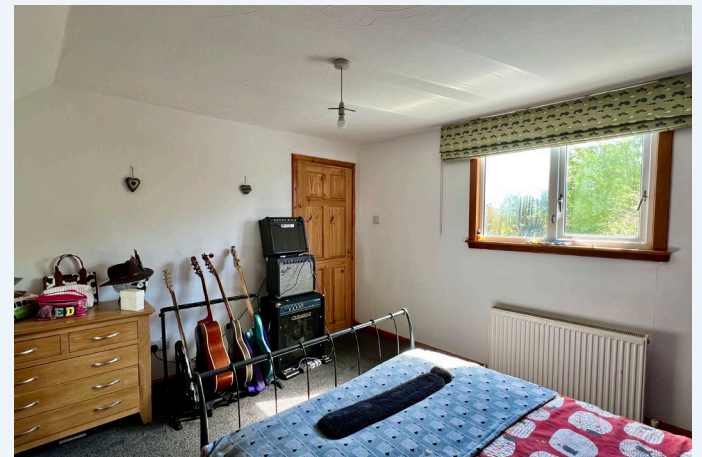
The Energy Efficiency Rating for this property is [INSERT RATING]

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/SM/DICKN01-01



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
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: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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 to 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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