



Woodlea, Kirk Road, New Galloway, DG7 3RS

The logo for GG&B Properties features a stylized red and blue roofline above the text 'GG&B' in a large, blue, serif font, with 'PROPERTIES' in a smaller, red, sans-serif font below it.

GG&B
PROPERTIES

Woodlea, Kirk Road New Galloway, DG7 3RS

Offers over £240,000

“Delightful detached bungalow and garage attractively set within sizeable, established gardens enjoying an open aspect”

Ground Floor

- + Lounge
- + Dining Kitchen
- + Conservatory
- + 2 Double Bedrooms
- + Shower Room

Outside

- + Gardens
- + Garage
- + Boiler Room
- + Potting Shed
- + Greenhouse

EPC Rating D



LOCATION

The property is situated within the picturesque conservation village of New Galloway, close to the edge of the village, backing on to fields at the rear with views across the village towards the hills beyond. New Galloway lies within some of Galloway's finest scenery with scenic routes in all directions allowing ready access to outdoor pursuits. The village has a 9 hole golf course, 'The Catstrand' arts and community centre, shops, post office, church and primary school with a secondary school in nearby St Johns Town of Dalry. The popular market town of Castle Douglas is approximately 15 miles distant.

DESCRIPTION

Delightful detached bungalow and garage set within attractive established gardens enjoying an open aspect. The well presented accommodation is arranged over one level with large windows and plenty of natural light. It is in good decorative order with modern fitted dining kitchen and shower room (which were both replaced approximately 3 years ago), UPVC double glazing, oil fired central heating and a wood burning stove in the lounge.

The hallway provides excellent storage and access to an attractive bay-windowed lounge with wood burning stove opening in to the adjacent well appointed modern fitted dining kitchen, which then leads through to a sizeable conservatory. There are two, well presented double bedrooms, each with extensive storage and a modern fitted shower room. Outside, the attractive landscaped gardens are laid to lawn with a variety of small trees, shrubs and flowers.

ACCOMMODATION

Ground Floor

A covered front entrance with outside light leads to the vestibule.

Vestibule

Obscure glazed UPVC external front door and side screen; laminate flooring; obscure glass inner door and side screen to hall.

Hall

Spacious hallway with two double cloaks cupboards and storage cupboards above; a double shelved storage cupboard, a double broom cupboard (with central heating control) both with further storage cupboards above; two smoke alarms; heat detector; central heating thermostat; telephone point; ceiling access hatch to insulated roof space; laminate flooring; radiator.

Lounge

Attractive, double aspect room with bay window overlooking the garden and a side facing window; tiled fire-place housing wood burning stove; coving; smoke alarm and heat detector; television aerial connection; two wall lights; fitted carpet; two radiators; opening with a solid natural wood ceiling beam through to the dining kitchen; door to hall.

Dining Kitchen

Beautiful room with two side facing windows; modern grey coloured fitted wall and floor units incorporating some glass fronted units, under unit and plinth lighting with a complementing natural wood worktop and white gloss splash-back; Lamona electric hob with a stainless steel chimney extractor hood above and Lamona stainless steel oven; 1½ bowl stainless steel sink unit and drainer; downlights; utility recess with space and plumbing for fridge freezer, washing machine and tumble dryer; smoke alarm and heat detector; wood flooring; modern white vertical radiator; door to hall and part glazed door to the conservatory.

Conservatory

A delightful addition with three large UPVC double glazed windows; white UPVC sliding doors to the garden; laminate flooring; natural wood finishes; two display recesses; two wall lights; two radiators.

Bedroom 1

Spacious, double bedroom with large front facing window overlooking the garden; extensive fitted wardrobes comprising two double wardrobes with hanging space and shelf above, one double cupboard with drawer unit and shelves above, and all with further storage cupboards above; television aerial connection; vinyl flooring; radiator.

Bedroom 2

Another good sized double bedroom with rear facing window overlooking the garden; fitted wardrobes comprising one double with hanging space and shelf above and one double shelved storage cupboard, both with further storage cupboards above; fitted carpet; radiator.

Shower Room

Obscure glazed window to the rear; modern white suite of w.c. and wash-hand basin in vanity unit; shower cabinet with mains shower and waterproof wall panelled surround; extractor fan; built-in shelved airing cupboard with further storage above; mirror fronted cabinet; downlights; wood flooring; chrome radiator rail.

OUTSIDE

Garden

The property is approached via double wooden gates to a large gravelled driveway which provides extensive parking, leading to a single garage and turning point. There is also a wooden pedestrian access gate. The sizeable front garden is laid to lawn with attractive assorted borders, beds and small trees. Pathways on either side lead to the rear garden. Two wood stores.

The rear garden is laid to grass with beautiful flower beds, borders and established shrubs. There is a wooden potting shed, greenhouse and oil tank.

Garage

Attached single garage with roller door; concrete floor; single glazed side window; power and light.

Boiler Room

Located at the rear of the garage. Wooden door; single glazed window; Worcester oil central heating boiler; fitted storage shelves; heat detector; concrete floor.

VIEWING

By appointment with the Selling Agents.

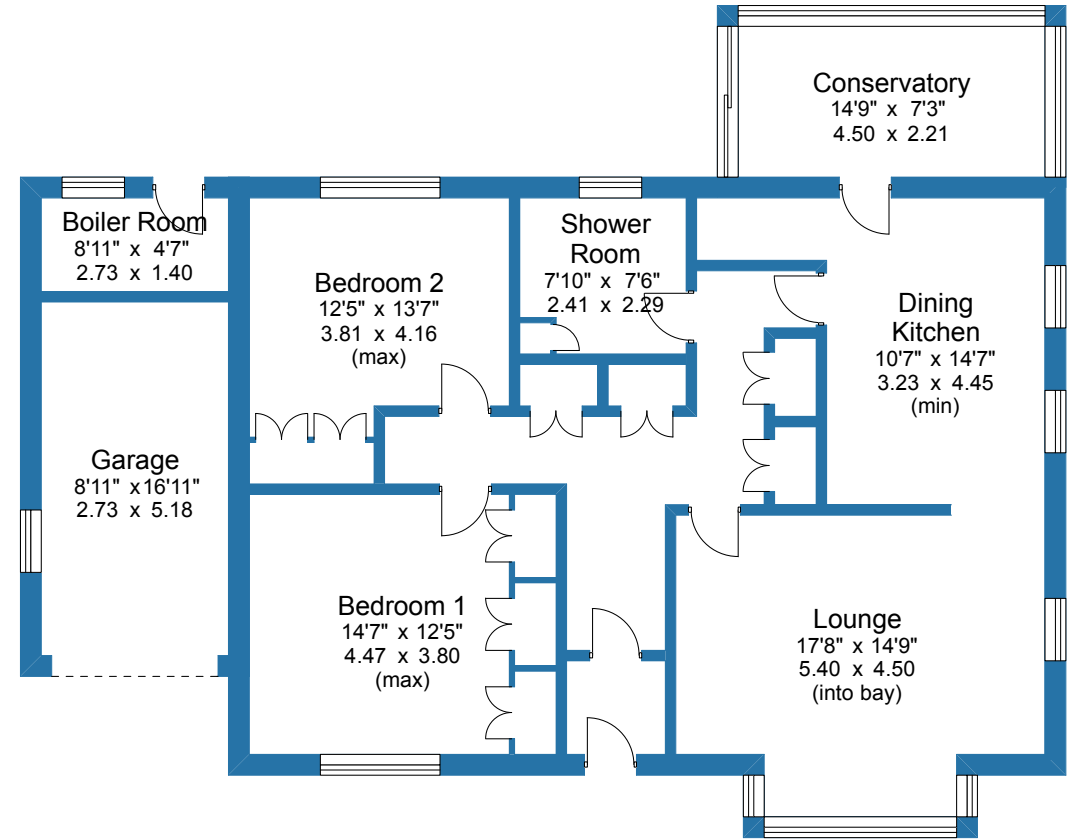


HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

