



KENSIDE, DALRY
CASTLE DOUGLAS

Galbraith



KENSIDE, DALRY, CASTLE DOUGLAS

An attractive family home in appealing edge of village location with countryside views.

New Galloway 3 miles ■ Castle Douglas 16 miles

Dumfries 30 miles ■ Ayr 36 miles

Offers Over £265,000

2 reception rooms. 3 bedrooms

- Deceptively spacious accommodation
- Countryside views
- Workshop/Garage
- Off street parking & turning area
- Large garden

Galbraith

Castle Douglas
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SITUATION

St John's Town of Dalry is a thriving village and includes: a Parish church, 24hr fuel garage with Londis supermarket, village shop/post office, 2 hotels including the very highly regarded Clachan Inn and both primary and secondary schools. New Galloway is located about 3 miles away at the northern end of Loch Ken and provides; Kells primary school, The CatStrand Community and Arts centre which has a programme of events, workshops, classes year round, Glenkens Medical Practice and village shop.

A broader range of facilities can be found in Castle Douglas, which is known as Dumfries and Galloway's Food Town and has many local individual shops and businesses providing a varied selection of gifts, foods and services. There are both primary and secondary schools in the town along with supermarkets, health centres, cottage hospital, veterinary services and a thriving livestock market and golf course.

Dumfries is the principal town in the area, and provides a wider range of schools, shops, retail outlets, and other services including the region's main hospital, the Dumfries and Galloway Royal Infirmary. Also in Dumfries there is the Crichton Campus providing further higher education courses.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits, and is a popular tourist destination. There is good hill walking opportunities in the Southern Uplands as well as the nearby Galloway Hills, and cycling along some of the new designated cycle routes as well the Seven Stanes mountain bike routes, including Ae Forest and the Galloway Forest Park. The Galloway Forest Park which is known for its beauty and tranquillity, being the centre of the Galloway and Southern Ayrshire Biosphere and Britain's First Dark Sky Park, which provides astronomers with phenomenal views of the stars. Loch Ken is renowned for its water pursuits, water skiing, sailing, fishing and many others, and The Galloway Activity Centre (just a short distance away) offers a variety of learning courses.

DESCRIPTION

Kenside, a deceptively spacious property offering the best of both worlds surrounded by farmland and with countryside views yet just a short walk to the village of Dalry and the amenities there. Kenside offers well-proportioned rooms over two floors, most providing multiple aspect flooding spaces with natural light. Serving as a family home currently Kenside provides a fine balance between reception space and bedroom accommodation over the two floors. The sociable Kitchen/Diner is at the heart of the home and provides a beautiful social space with dual aspect. With a combination of base and wall units on both sides and a walk in larder cupboard providing ample space to the centre for a large dining table.



The window to the front currently houses a window bench, providing further sociable/seating space. The utility room provides the 'engine room' of the property with the oil boiler housed and under counter space for appliances, this also serves as the sole entrance and so ample space and storage for coats, outdoor shoes etc. Accessed from this space is the spacious principal bathroom. At the other end of the property is the main reception room with gas fire, subject to consents a wood burning stove could be installed. Completing the ground floor accommodation is one of the three double bedrooms with a large window to the front. Stairs to the first floor ascend to a large landing area, currently utilised as an office/hobby space. Continuing through the hallway a further bedroom with fitted wardrobe space with bay window/seating area opposite. Continuing to a further large bedroom with fitted wardrobes and further integrated storage in the coomb. The property has a generous garden, with ease of maintenance in mind. An extensive parking / turning area for a number of vehicles leads to the large garage and workshop. Two smaller sheds to the rear of the garden provide further storage space. Kenside offers an appealing opportunity to purchase an attractive edge of village property ideal for both family living or second home use with spacious garden grounds and desirable workshop.





ACCOMMODATION

Ground Floor:

Entrance Vestibule/Utility Room. Bathroom. Kitchen/Dining. Bedroom. Living Room.

First Floor:

Landing Study/Hobby Room. Bedroom. Bedroom.

GARDEN

Generous garden wraps around the property with an area of parking/turning area and direct access to the garage/workshop. An area of lawn is sheltered by mature shrub planting. A patio area occupies a beautiful spot to relax and unwind with far reaching countryside views to a southerly aspect. The property boundary is formed with a combination of stone dyke, hedge & livestock fencing.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band E	C75	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

DG7 3SP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
SOCKET. CONSTRAIN. SMIRKS

SOLICITORS

Brazenall & Orr
Irish Street
Dumfries
DG1 2PB

LOCAL AUTHORITY

Dumfries & Galloway

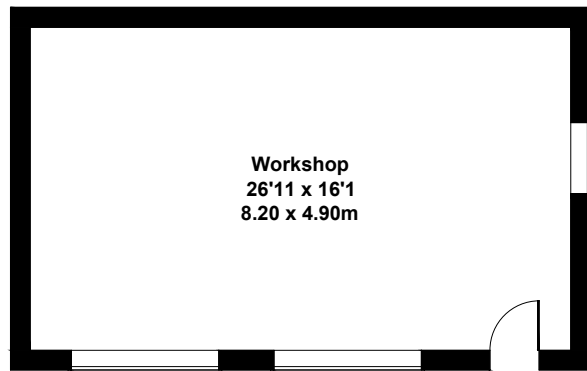
FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

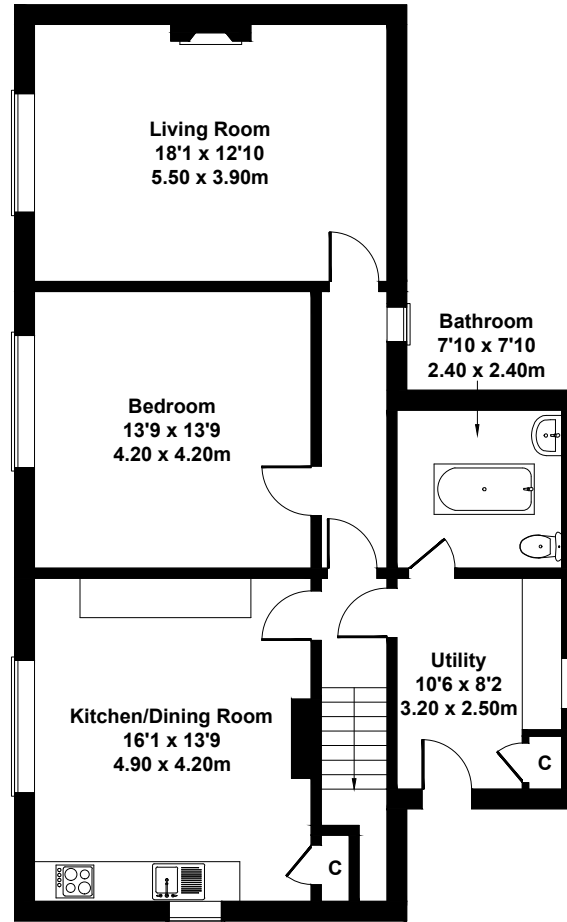


Kenside

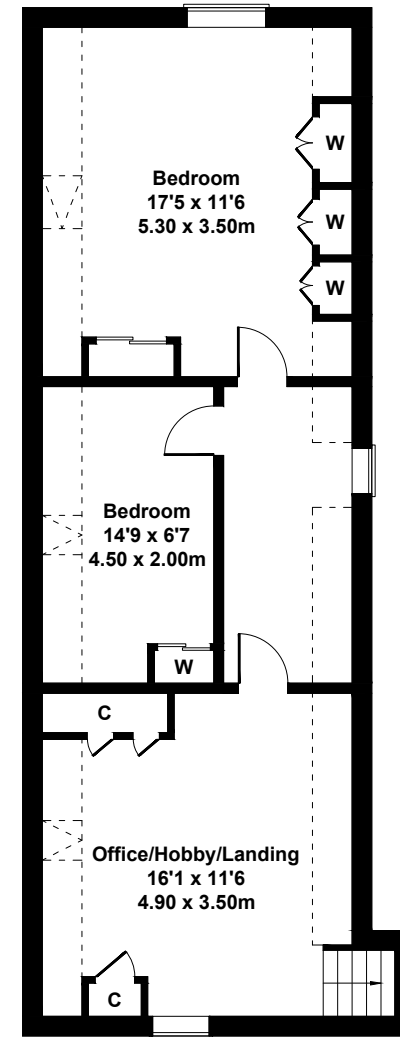
Approximate Gross Internal Area
2131 sq ft - 198 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

VIEWINGS

Strictly by appointment with the Selling Agents.

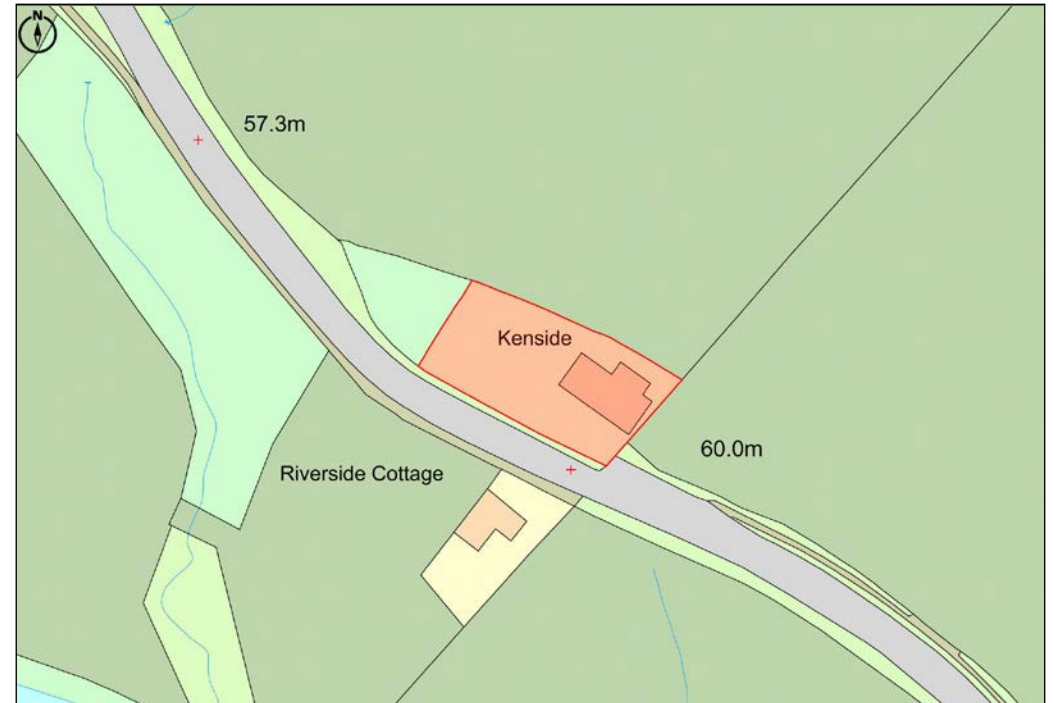
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.







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