

53 Kirkland Street

SAINT JOHN'S TOWN OF DALRY, CASTLE DOUGLAS, DG7 3UX



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent three-bed mid-terraced stone cottage, Great accommodation, beautifully set in the charming town of Dalry



We are delighted to offer to the market this utterly charming traditional three-bed mid-terrace stonebuilt cottage, set in the popular town of Dalry, near Castle Douglas. The property is nestled beautifully within a quiet street with stunning countryside nearby. Rarely do properties with such charm and appeal come to the market, it couldn't be more picturesque or peaceful.

THE LOUNGE



The accommodation comprises a spacious lounge with a large window flooding the room with light. The room affords many options for furniture configurations and the log burner offers cosy nights by the fire. The layout also caters easily for a dining table.

THE KITCHEN



The stylish kitchen diner is bright and welcoming, featuring an attractive range of modern units with an electric hob, oven and ample space for a free-standing washing machine and fridge freezer. Appliances may be available by separate negotiation.





The family bathroom is fresh and modern, beautifully tiled with a white suite including an electric shower over the bath. There are three good-sized bedrooms in the home, all have ample space for free-standing furniture and plenty of natural light. The house is kept warm and comfortable via double glazing and electric radiators to the walls.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



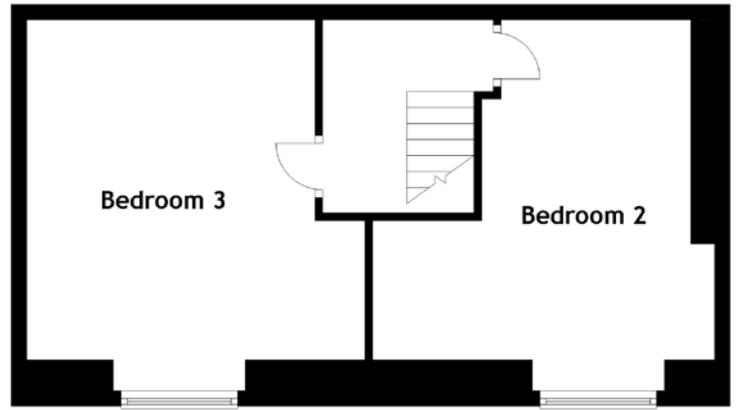
The extensive back garden offers so much space to enjoy on sunnier days. Parking is on-Street.

The house is ideal for a small family, couple or even a 'canny' buy-to-let investor looking for a great investment opportunity. Given the delightful and ever-rare village location, this is a first-class holiday let business opportunity or bolt-hole staycation home. Early viewing is advised for this little piece of heaven.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



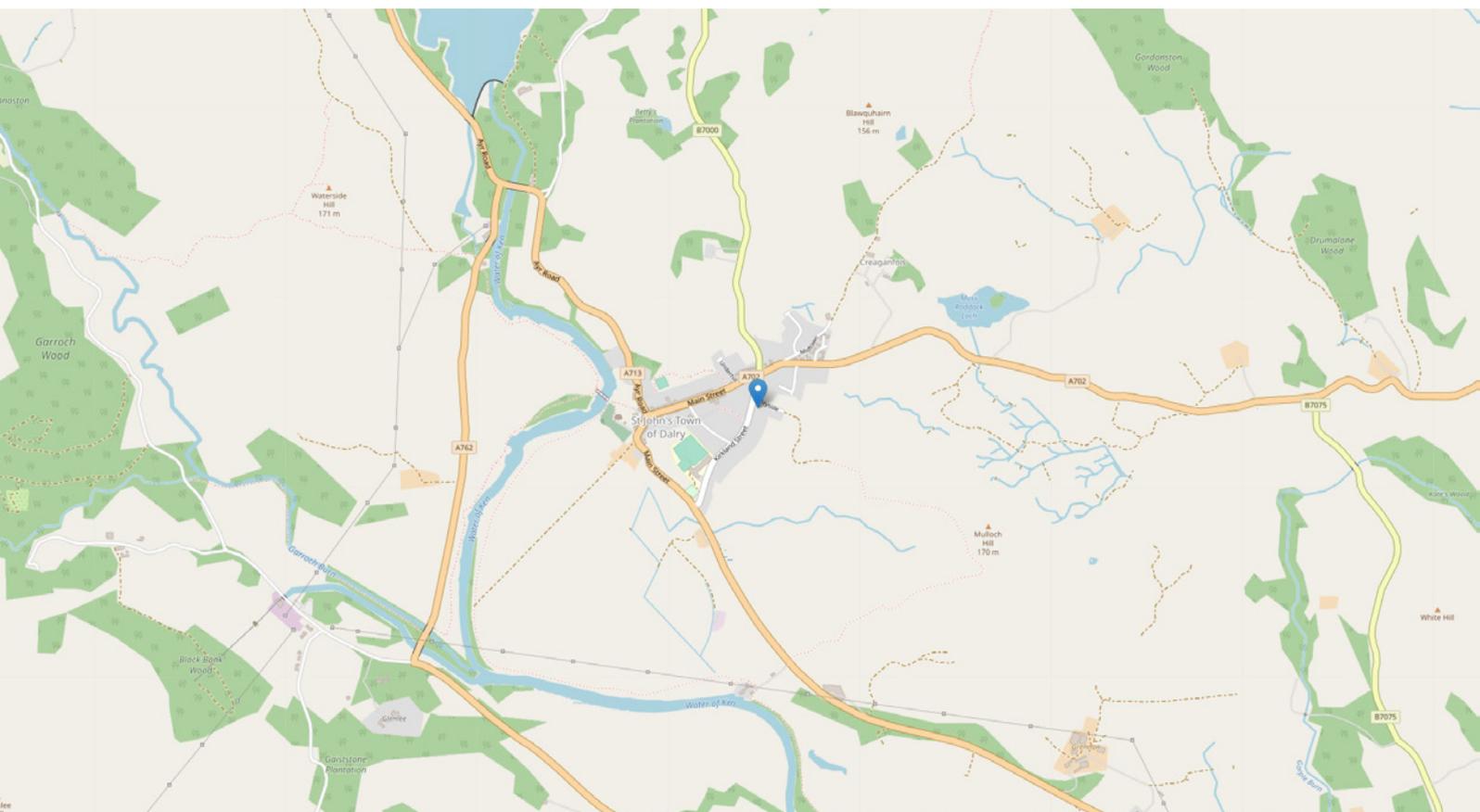
Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.65m (12')
Kitchen	3.40m (11'2") x 2.50m (8'3")
Bathroom	2.50m (8'3") x 2.00m (6'7")
Bedroom 1	4.80m (15'9") x 3.00m (9'10")
Bedroom 2	4.40m (14'5") x 4.40m (14'5")
Bedroom 3	4.80m (15'9") x 3.71m (12'2")

Gross internal floor area (m²): 88m²
EPC Rating: F

Buyer's Premium Value: £1800.00

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



THE LOCATION

St. John's Town of Dalry, known simply as Dalry, is a town in Dumfries and Galloway, in the historic county of Kirkcudbrightshire. It is located only sixteen miles (26 km) from Castle Douglas along the A713 road, and is at the southern terminus of the A702 road (to Edinburgh). It is located on an old pilgrimage route to Whithorn and St Ninian's Cave and named after the Knights of St John.





Further afield Castle Douglas, known as the food town of Scotland, offers a good range of shops and local boutiques, professional services, leisure facilities and secondary schooling.

The area is ideal for exploring Dumfries and Galloway with its rugged scenery and attractive coastline, whether by road or on foot.



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