

2 Corlae Byre, Dalry, Castle Douglas, DG7 3UF

Offers Over £150,000



Traditional semi-detached three bedroom cottage which benefits from approximately 0.5 acres of ground, central heating, double glazing and offering spectacular views over surrounding Countryside and surrounding hills. Located in an isolated rural location within the hills of the southern uplands, adjacent to the Water of Ken. The nearby villages of Carsphairn 8 miles to the south west, St Johns Town of Dalry 11 miles to the south, and Moniaive 13 miles to the east offer limited local amenities, more substantial facilities and amenities are available in the towns of Castle Douglas 26 miles to the south and Dumfries 31 miles to the south east. The area has a good range of sport and outdoor activities with opportunities for fishing on the nearby rivers, hill walking on the nearby Southern Upland Way or Galloway Forest Park, water sports on Loch Ken and of course golf.



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Measurements (all approx.)

Living Room/Kitchen/Dining Room – 5.83m x 5.25m
Bedroom 2 – 3.59m x 2.58m
Master Bedroom – 4.30m x 3.34m

Bedroom 1 – 3.93m x 2.56m
Bathroom – 3.37m x 1.48m
En-suite – 2.79m x 1.04m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.

Accommodation comprises:

- Good size open plan living room/dining room/kitchen, window to the front and two to the rear. Multi-fuel burning stove. Door to rear. Fitted kitchen with wall and base units. Integrated electric oven and grill, integrated microwave. Belfast sink.
- Rear hallway, with doors to 3 bedrooms, bathroom, cupboard in the hall with loft hatch, the loft is fully floored so could be converted into a bedroom subject to planning.
- Bedroom 1 is a double which is front facing with window to the front.
- Bedroom 2 is also a double with window to front.
- Bathroom with W. C., wash hand basin with mixer tap. Bath with Triton shower. Fully tiled and window to rear.
- Master bedroom with en-suite, bright room with window to front and side.
- En-suite with shower cubicle, wash hand basin and W. C. Window to rear.
- The garden grounds are approximately 0.5 acres. Off street parking to the front, the rear has a stone chip area then the rest is laid to lawn.
- The property has a septic tank and private water supply.



