

52 Main Street

Dalry | Castle Douglas



Galbraith



A delightful detached family home with extensive garden in peaceful village location.



New Galloway 3 miles | Castle Douglas 16 miles | Ayr 36 miles

(All distances are approximate)

Ideal family home

Extensive garden to rear

Countryside views to the rear

Summerhouse, Greenhouse and Garden Sheds

Walking distance to Primary & Secondary Schools

Offers Over £270,000

Galbraith

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Situation

52 Main Street sits within the heart of the village of St John's Town of Dalry. St John's Town of Dalry is a thriving village and has a good range of amenities including 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 is home to Kells primary school, The CatStrand Community and Arts centre (which has a programme of events, workshops and 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, golf course and a thriving livestock market.

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 is the Crichton Campus providing further and higher education courses including on the southern campuses of Glasgow University and the University of the West of Scotland.

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





Description

An attractive detached four bedroom family home enjoying a peaceful position within a sought after village setting, with an extensive rear garden and delightful countryside views beyond.

This deceptively spacious and well-presented property offers versatile accommodation ideally suited to family living. The ground floor comprises a welcoming entrance porch & cloakroom area leading into the spacious staircase hallway. A generous sitting room with wood burning stove at the heart provides a delightful space to gather as a family or entertaining friends. The room is well provided with fitted bookcases to satisfy the reader with cupboards. Steps lead down to a lovely garden room, flooded with natural light through a roof Velux and triple glazed double doors. The latter open directly to a raised patio with glazed bannisters, allowing far reaching views of the garden and countryside beyond. Adjacent to the garden room sits the well-appointed breakfast kitchen with a range of fitted floor and wall units, sink with drainage board, integrated oven & gas hob. There is ample space for a fridge freezer and under counter space for washing machine etc. Continuing the ground floor space, off the hallway is a further reception room with smaller wood burning stove, currently set up as a dining room but could adapt to a playroom, study or ground floor bedroom depending on the needs of the buyer. All the front facing windows of the property are fitted with openable shutter blinds which enhance privacy and give a modern feel to the window finishing. Completing the ground floor accommodation is a modern finished shower room with a large walk in cubicle and mains power shower. Within the hall there are two large under stair storage spaces together with a pantry cupboard. Stairs to the first-floor split, leading to a delightful bedroom with window to rear overlooking garden and countryside beyond. Adjacent is a modern finished shower room with large cubicle and mains power shower. A charming office landing area well fitted with bookcases, provides a bright spacious spot for home office work, reading or study. Three further bedrooms complete the first-floor offering. Two of the bedrooms are to the front of the property, with fitted storage cupboards, the last being rear facing with a Velux window providing light.



A delightful and extensive rear garden, which can also be accessed via a passageway from Main Street, offers a wonderful degree of privacy and ample space for outdoor entertaining, family activities or to keen gardeners alike. Near to the house three sheds (one with power and light) provide ample storage. Garden colour is enhanced by well-chosen shrubs for a year-round display. A summerhouse is set close to a water feature for those delighting in watching the

bird activity whilst to the rear of the summerhouse , the greenhouse area with raised bed will encourage the practical gardener. Fully to the rear the garden looks onto countryside, affording far reaching rural views to the hills as a quiet and peaceful backdrop.

An attractive detached family home which benefits from a carefully considered design that maximises space, natural light and a keen connection to the garden and outside space. 52 Main Street offers a delightful characterful home combining practical and adaptable living space ideally suited to family life. All within an appealing village setting with ease of access to local amenities and countryside walks.

Accommodation

Ground Floor: Entrance Porch/Cloakroom. Staircase Hallway. Dining Room/Snug. Living Room. Garden Room. Breakfast Kitchen. Shower Room.

First Floor: Bedroom. Shower Room. Bedroom. Bedroom. Office landing. Bedroom.

Garden

A large garden extending entirely to the rear, with far reaching countryside views beyond. A delightful rear patio, accessed directly from the Garden room offers a delightful place to relax and absorb the garden views and rolling countryside beyond.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries & Galloway	Band - D	Band

Services

Mains electricity , drainage and water are connected |
Oil fired central heating | FTTP (Fibre To The Premises) | Mobile Signal Yes

Flood Risk

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



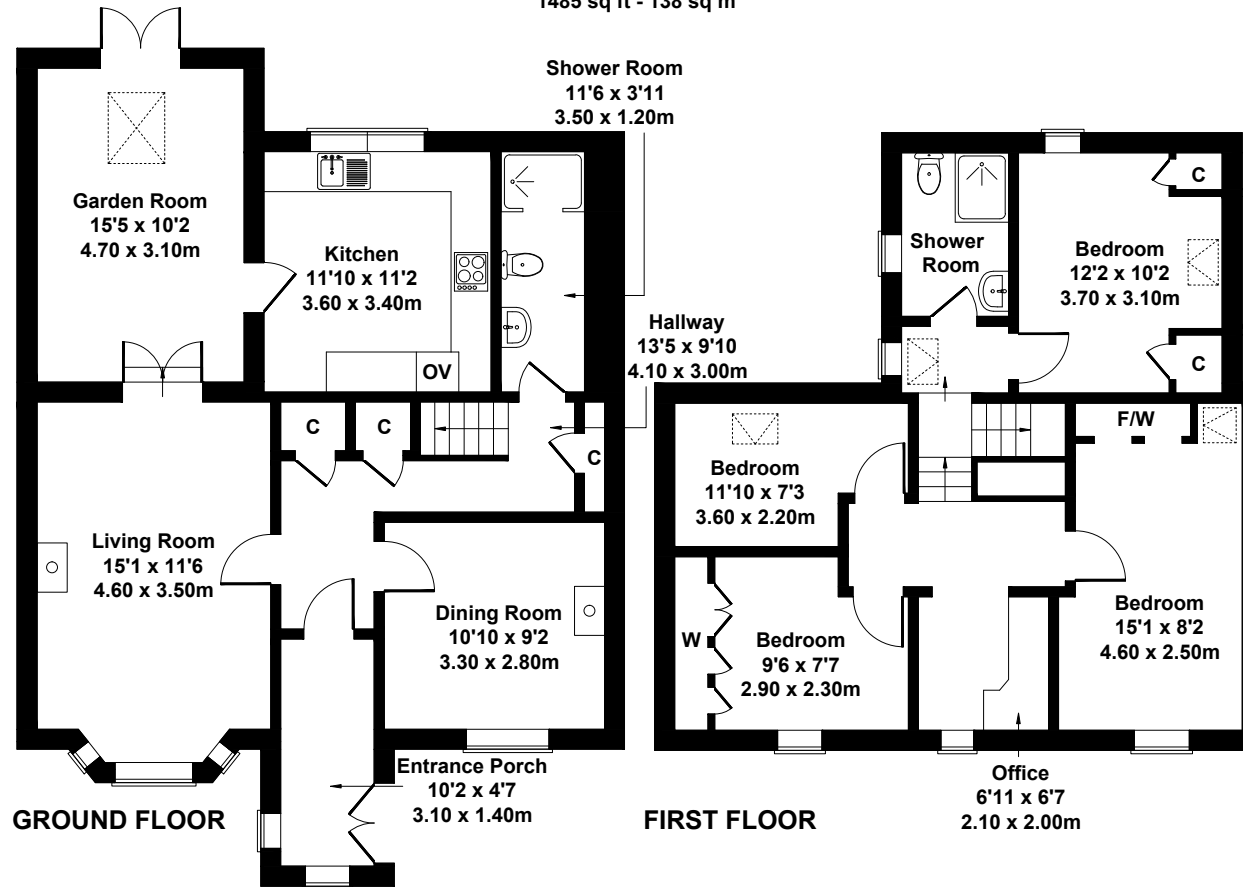
Post Code: DG7 3UW





52 Main Street, Dalry

Approximate Gross Internal Area
1485 sq ft - 138 sq m



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.

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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 May 2026



Solicitors

Cavers & Co
Kirkcudbright

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

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.



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