

33-35 KIRKLAND STREET

DALRY, CASTLE DOUGLAS



Galbraith



33-35 KIRKLAND STREET, DALRY, CASTLE DOUGLAS

A traditional terraced cottage with a wonderfully extensive garden to the rear overlooking farmland.

New Galloway 3 miles ■ Castle Douglas 16 miles
Dumfries 30 miles ■ Ayr 36 miles

Offers Over £240,000

- 2 Reception Rooms. 2 Bedrooms. 1 Attic Room
- 2 Bathrooms
- Dining Kitchen
- Garden Room
- Scope to extend accommodation
- Extensive garden to rear

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

33-35 Kirkland Street sits in 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 higher education courses on the southern campuses of Glasgow University and the University of the West of Scotland.

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

33-35 Kirkland Street as the name suggest was originally two cottages. Today it forms a stylish home with a real country house feel. The elegant sitting room has plenty of room for cosy evenings by the fire as well as hosting family gatherings and social occasions. In the summer months glazed doors lead out to the patio, bringing the outside in and allowing parties to spill out into the warm evenings. The generous dining kitchen opens to the garden room from where the amazing garden can be enjoyed. A dual aspect ground floor bedroom and shower room provide lateral living if required and a generous bedroom on the first floor is complemented by the family bathroom complete with rolltop bath. Above the sitting room accessed via its own staircase is large attic room which lends itself to a number of uses. With the appropriate permissions, a new owner could extend the living accommodation to both ground and first floors into the very generous grounds behind the house, whilst still leaving a very large garden to be enjoyed.

33-35 Kirkland Street would make a lovely characterful family home, but could equally serve as a second home or holiday rental property. This is a great opportunity to acquire a versatile village home in the heart of the beautiful Glenkens.

ACCOMMODATION

Ground Floor: Entrance Hall. Bedroom 1. Shower Room. Kitchen. Garden Room. Sitting Room

First Floor: Studio/Attic Room (accessed by stairs from Sitting Room). Bedroom 2. Bathroom

GARDEN

The garden is accessed from the rear of the property through the sitting room and garden room doors. There are two patio areas leading to a large lawn, which leads all the way down to the rear boundary. To the sides of the lawn there are beautiful herbaceous beds and a large pergola, packed with mature shrubs and plants which provide year-round interest. The garden has been lovingly created and tended over the years and can continue as is or it can also be developed further to create other areas depending on individual needs.

Two useful stone built stores sit adjacent to the patio outside the sitting room.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil CH	Band E	E46	FTTC	YES

FLOOD RISK

There is no risk of river or coastal flooding. SEPA notes a 0.1% chance of surface water flooding in any one year to the very far end of the garden on their flood maps of the area.

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

POST CODE

DG7 3UX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: groomed.again.executive

SOLICITORS

Braidwoods
1 Charlotte Street
Dumfries
DG1 2AG

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. It should be noted that the Aga in the Kitchen is not in working order.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

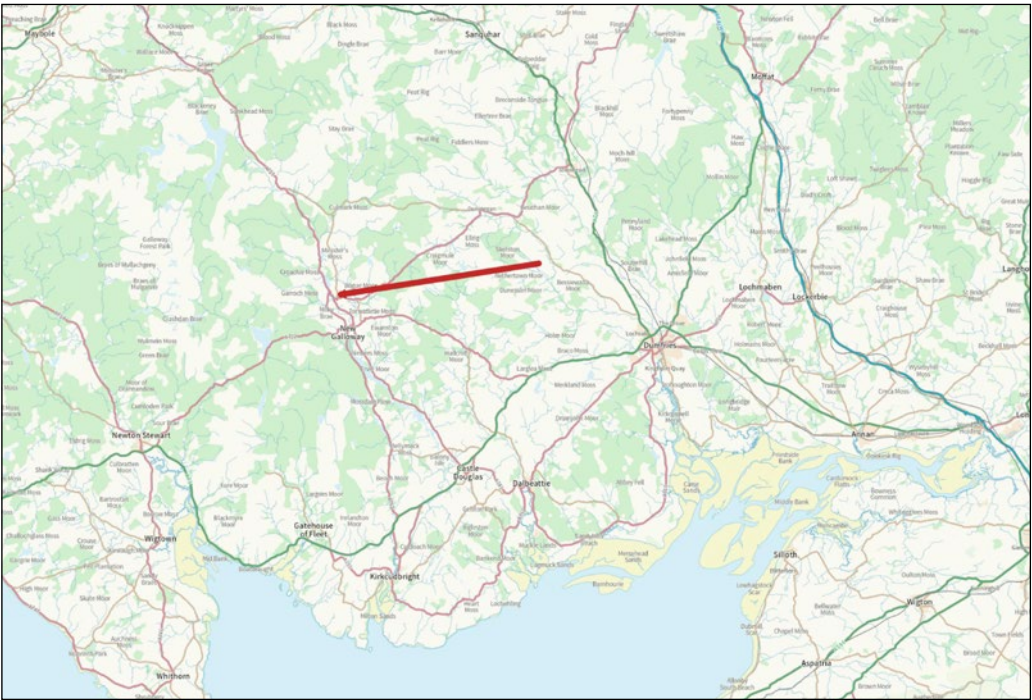
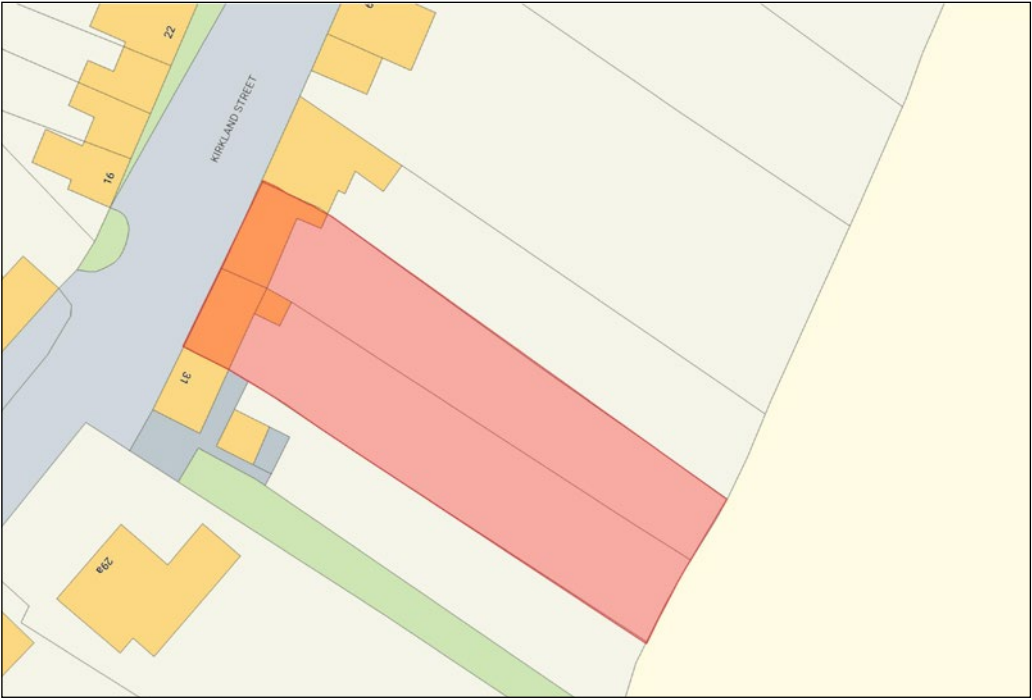
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

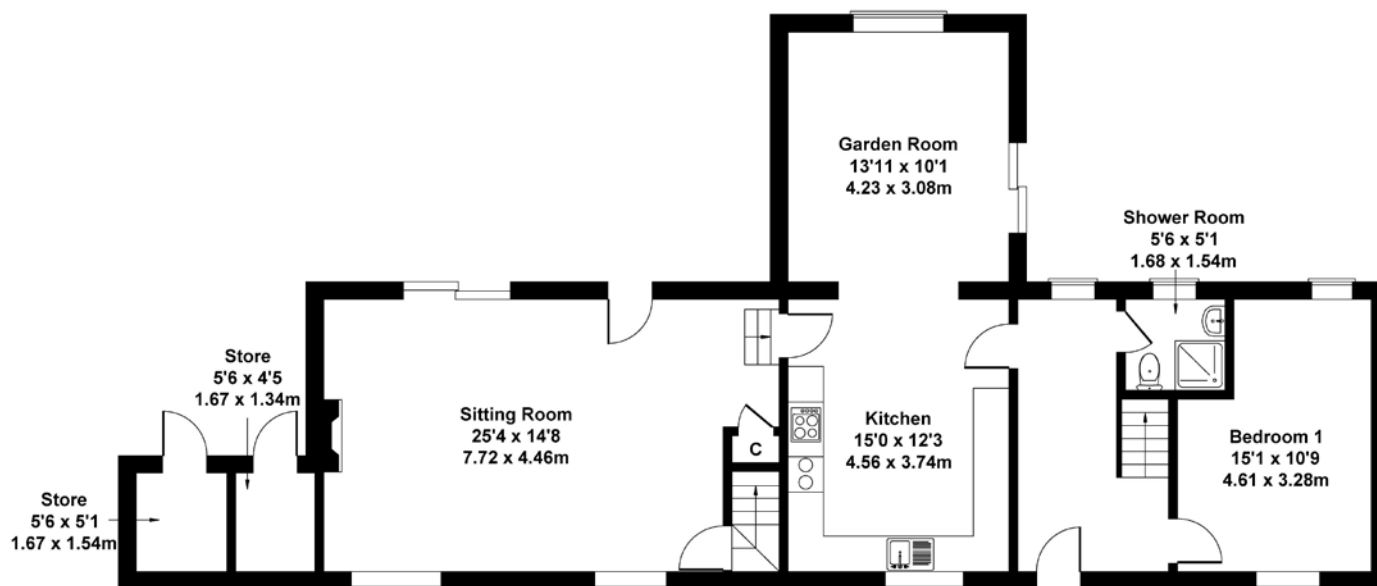






33-35 Kirkland Street, Dalry, DG7 3UX

Approximate Gross Internal Area
1765 sq ft - 164 sq m

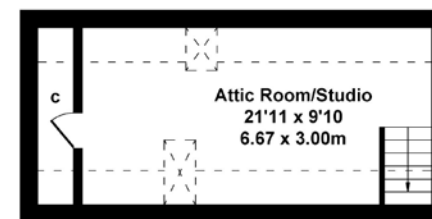


GROUND FLOOR

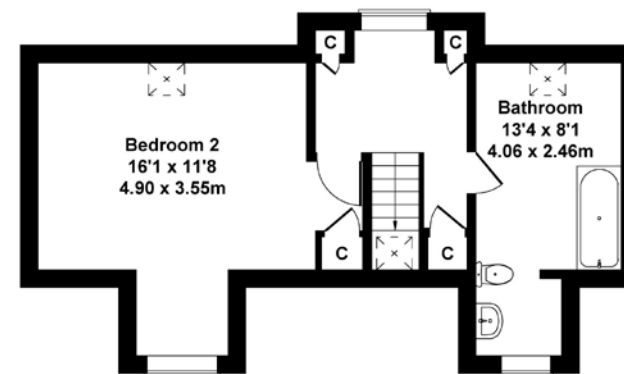
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2026



SECOND FLOOR



FIRST FLOOR

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 December 2025.



Galbraith