

Glenvohr

6 Throughgate | Dalry | Castle Douglas | Dumfries and Galloway



Galbraith



A charming traditional detached family home in the heart of a thriving village.



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

(All distances are approximate)

Ideal family home

Spacious extension forming open plan kitchen and living/dining/garden room

Large garden to rear

Garage and ample off -street parking

Walking distance to primary and secondary schools

Offers Over £310,000

Galbraith

93 King Street | Castle Douglas | DG7 1AE
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galbraithgroup.com

Situation

Glenvohr sits in a quiet residential street 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

Glenvohr is a good-sized detached family home with a welcoming feel. There are two elegant public rooms to the front, which are ideal for formal entertaining and family occasions. The real heart of this lovely house is the large open plan kitchen/living/dining. With a fitted kitchen featuring a Rayburn range, the room opens to a large light-filled living space which has direct access to the garden. Ideal for everyday life. A large shower room and useful open space which could serve as a snug, study, library or hobby room complete the ground floor. Upstairs are three double bedrooms, family bathroom and a boxroom.

A generous gravel area leads from the public road to the garage, with ample parking for several cars, an area of hardstanding leads to the rear entrance and to the delightful garden, more fully described below.

Glenvohr represents a fantastic opportunity to acquire a good family home in a great community.



Accommodation

Ground Floor: Entrance vestibule open to Hallway. Sitting Room. Dining Room. Rear Hallway/ Study/Snug. Shower Room. Rear Porch. Kitchen and Dining/Family Room. Utility Room. Pantry
First Floor: Three Double Bedrooms. Boxroom. Family Bathroom

Garden

To the front is a small area adjacent to the front porch enclosed by rendered wall. To the side, leading from the public road, is a gravelled driveway with double wrought iron gates leading to the garage and a generous parking area. Hardstanding leads to the back door. A wrought iron gate leads through an archway which supports climbing plants to the formal garden. The garden is laid to lawn with a 'stepping stone' style path leading to a further area of lawn, and a patio sits to one side, ideal for outdoor entertaining. There are mature and colourful shrubs giving structure and interest all year round. The garden is bound by mature hedging which lends shelter and privacy. Beyond the rear boundary lies an area of public wooded parkland, providing further privacy. A greenhouse and garden shed sit within the garden to support keen gardeners.

General Remarks and Information

Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

Band E

EPC

Band E45

Services

Mains electricity and water are connected | Mains drainage
Oil fired central heating | FTTC (Fibre to the cabinet) | Mobile Signal Yes

Flood Risk

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



allies.compelled.contracts



Post Code DG7 3UU

what.three.words allies.compelled.contracts Post Code: DG7 3UU

Solicitors

AB & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.





Viewings

Strictly by appointment with the Selling Agents.

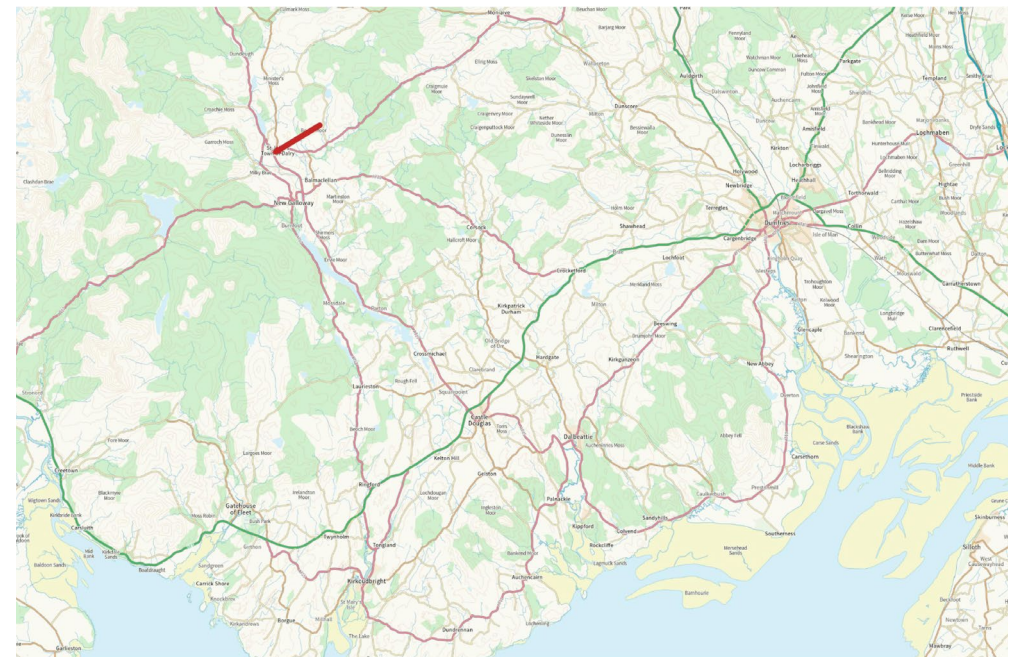
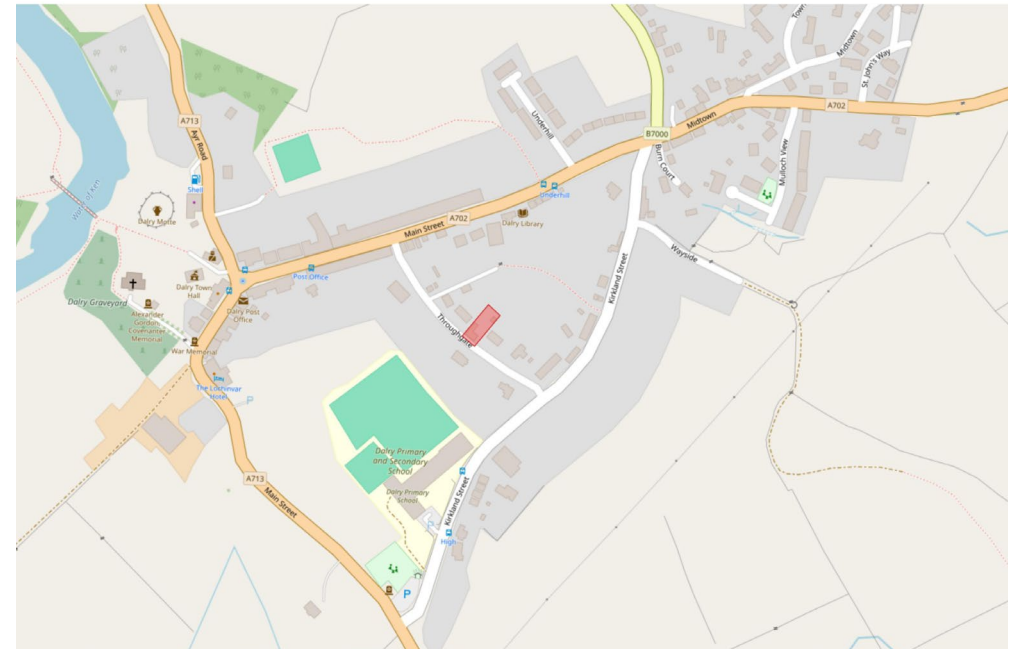
Health & Safety

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.

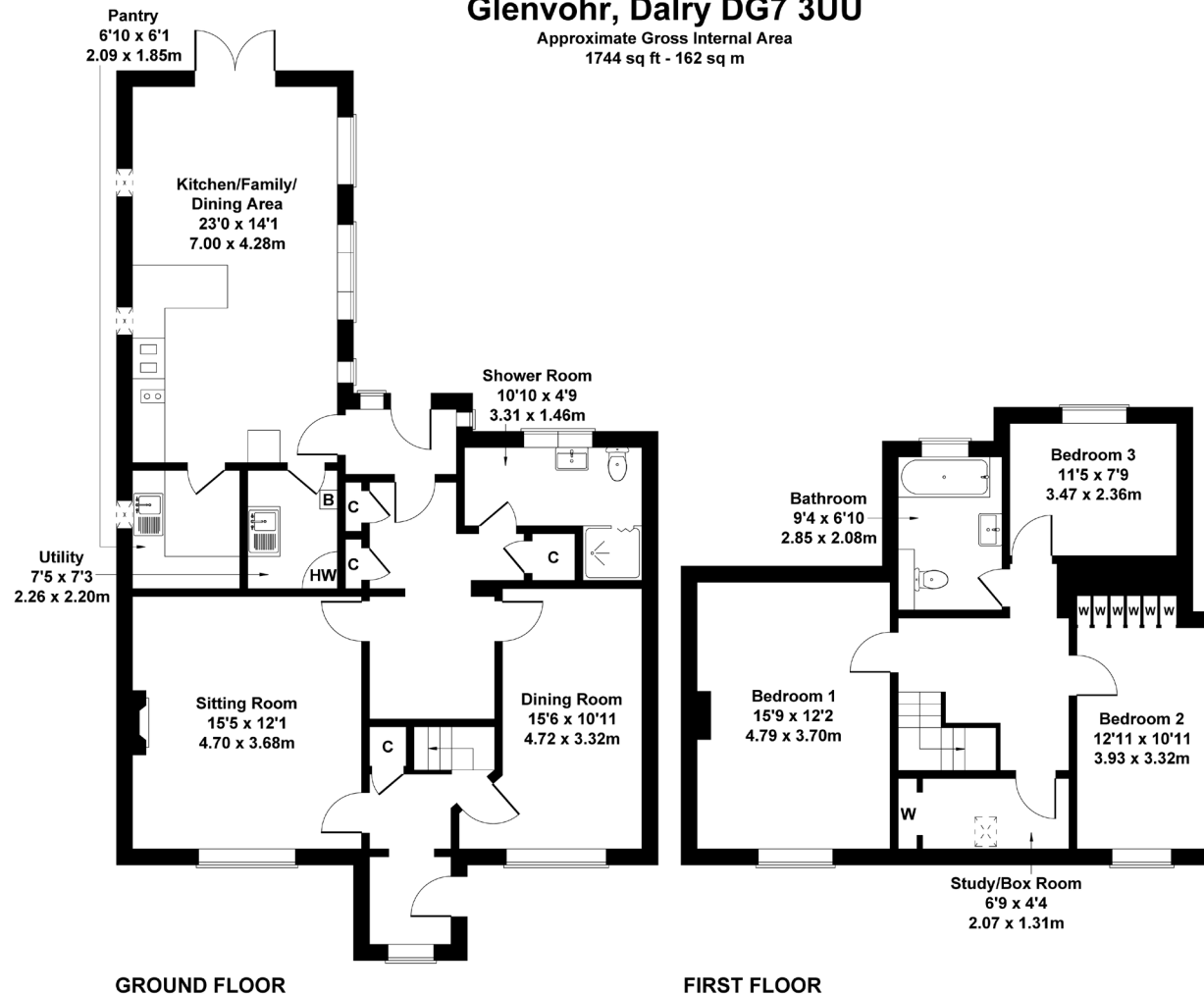
Failure to provide required identification may result in an offer not being considered.





Glenvohr, Dalry DG7 3UU

Approximate Gross Internal Area
1744 sq ft - 162 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





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