



WOBURN

KENMUIR SQUARE, NEW GALLOWAY

Galbraith



WOBURN, KENMUIR SQUARE, NEW GALLOWAY

An attractive semi-detached property in desirable village location with extensive garden grounds.

Dalry 3 miles ■ Castle Douglas 14 miles
Dumfries 25 miles ■ Ayr 36 miles

Offers Over £238,000

- 2 reception rooms. 3 bedrooms
- Deceptively spacious property over three levels
- Open plan kitchen & dining area
- Extensive garden grounds
- Home office
- Space to incorporate off street parking

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Woburn is set back towards the south end of the New Galloway high street near to the Town Hall. New Galloway is a peaceful village located at the northern end of Loch Ken. Amenities located within the village include a primary school, the CatStrand Community and Arts Centre, which provides film screenings, live music, workshops and community events, Glenkens Medical Practice, a hotel, tea-room and gift shop, as well as a village shop and post office. A scenically beautiful and well-maintained 9-hole golf course lies just to the south. A wide variety of water sports is available on Loch Ken Both primary and secondary schools can be found in the nearby village of Dalry (about 3 miles) as well as a shop, 2 hotels and a 24 hr garage with small supermarket. A broader range of facilities can be found in Castle Douglas, which is known as Scotland's Food Town and has many local 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 services, veterinary services, and a thriving livestock market and golf course. The regional capital, Dumfries provides a wide range of schools, high street shops, retail outlets and other services including a large hospital with a variety of surgical and outpatient departments including A&E. Also in Dumfries is the renowned Crichton Campus, which is home to local bases of Glasgow University and the University of the West of Scotland, both of which offer degree courses.

DESCRIPTION

Unique property in the heart of the popular village of New Galloway. Woburn offers a unique layout over three floors and provides spacious family accommodation. The current owners have carried out significant work including: electrical rewiring including interlinked smoke alarms per regulation, full bathroom replacement, upgrading of sash and case windows (Woburn now predominantly double glazed) and a new composite front door. The Kitchen & Dining Room provide that sought after open plan space with the bonus of an onward connection to the raised decking area which can fully open up. The kitchen has a range of floor units and walk in pantry cupboard with space for portable island should the buyer wish. A few steps up take to the cosy living room with open



fire. The modern bathroom has been beautifully finished and provides both bath and large walk in shower. To the first floor accessed via two stairways are the three bedrooms - the smaller of the three whilst functioning adequately as a bedroom has been utilised by the current owners as a further office/working space. Externally the property is complimented beautifully by the extensive lawn/wooded garden grounds (about 0.35 acres in all) providing a peaceful private escape. The garden room provides a useful external space with raised decking area.

ACCOMMODATION

Ground Floor: Entrance Hall. Bathroom. Living Room. Kitchen & Dining area.

First Floor: Three Bedrooms.

Garden Room (2.1 x 2.1m). Insulated home office with power and broadband. Sitting on an area of raised deck with area for relaxation/dining seating to one side.

GARDEN

A beautiful raised decking area, with storage space under, accessed directly from the Dining room stands proudly over the garden grounds and allows a relaxing space to entertain family and friends looking out over the garden and countryside beyond. The garden has a private, woodland garden feel which is predominantly laid to lawn with a scattering of mature shrubs and trees throughout, however, huge scope for the buyer to adapt and tailor to their specific needs. With a small stream to the lower boundary and a 2.1m x 2.1m Garden room occupying a raised deck site - the ideal space for home working or hobby. Whilst no off road parking, there is ample opportunity to develop off road parking with the relevant consents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Woburn	Mains	Mains	Mains	Freehold	Oil Central Heating	Band C	F 37

POST CODE

DG7 3RD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
neon.refrained.gone

SOLICITORS

Gillespie Gifford and Brown
33 High Street
Dalbeattie
DG5 4AD

LOCAL AUTHORITY

Dumfries & Galloway Council.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

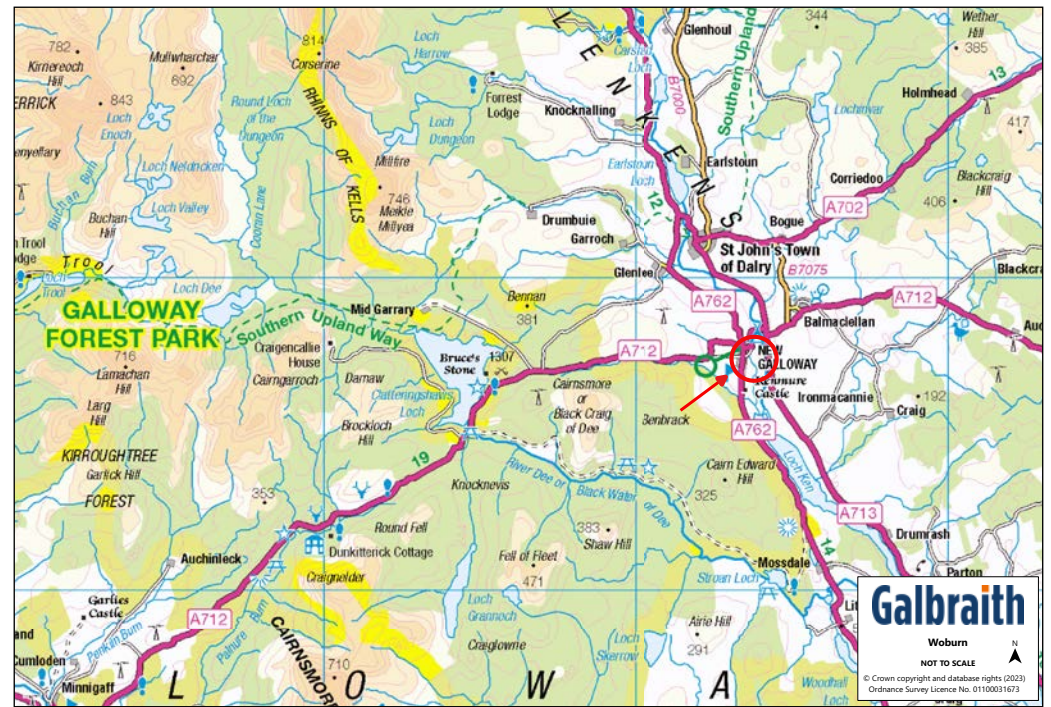
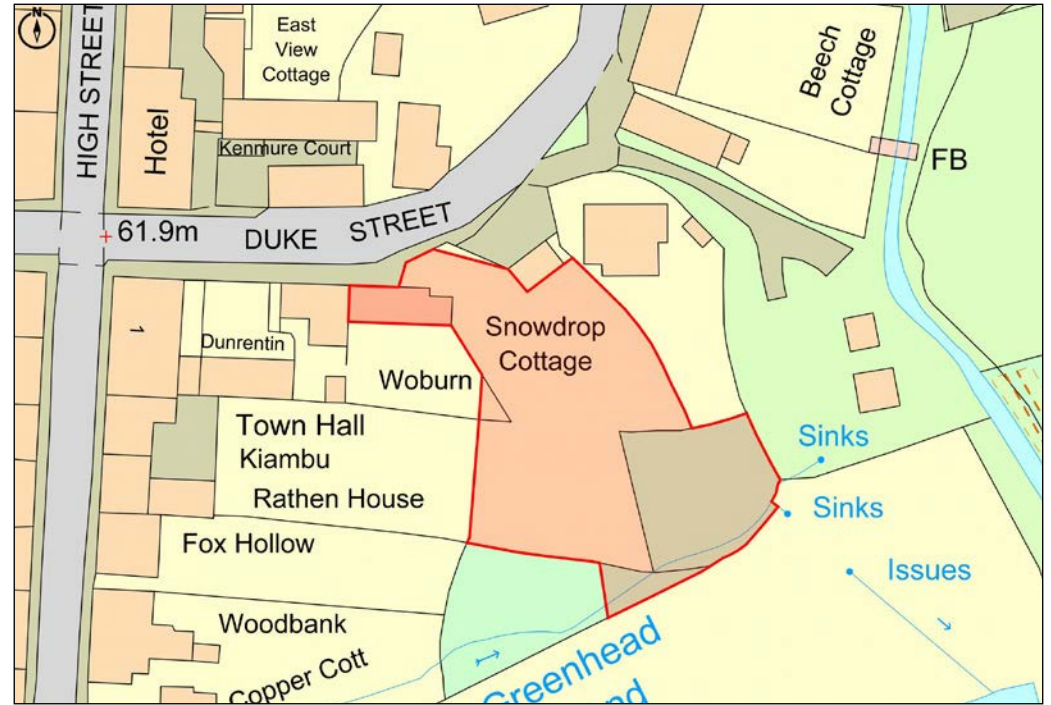
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

IMPORTANT NOTES

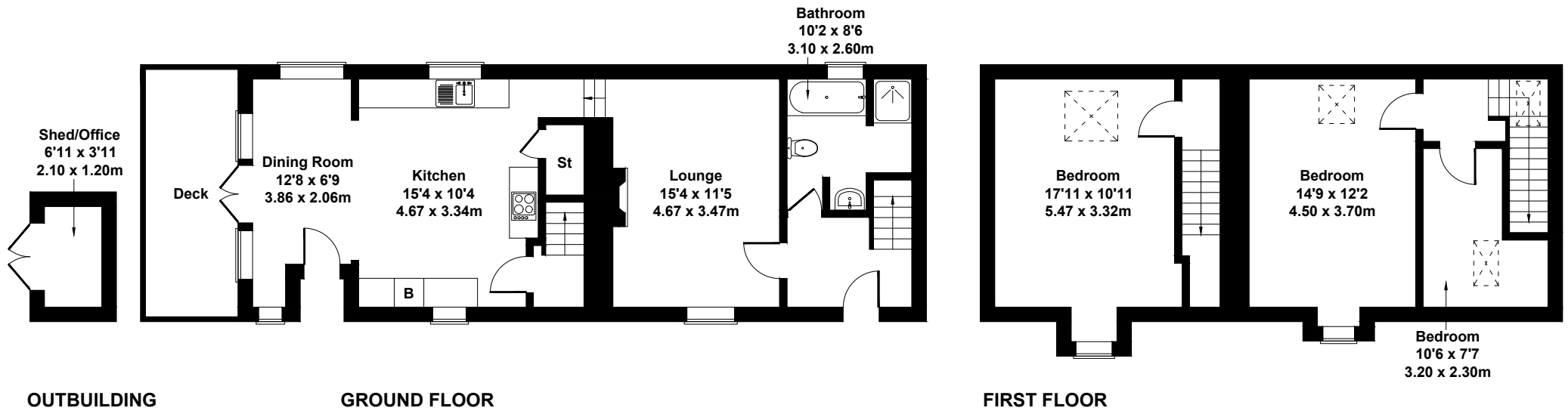
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 November 2023.





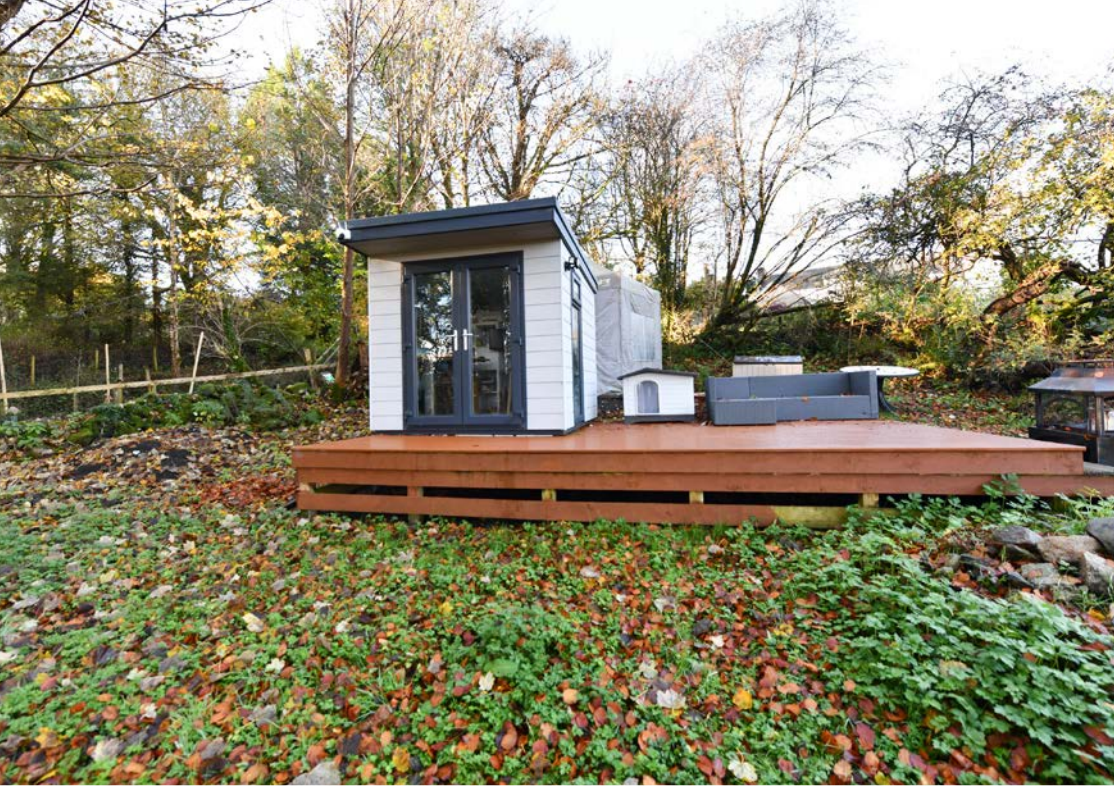
Woburn, New Galloway

Approximate Gross Internal Area
1313 sq ft - 122 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.

Produced by Potterplans Ltd. 2023



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