



# **EWANSTON COTTAGE**

**Balmaclellan, Castle Douglas, DG7 3PZ**



**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**

# Location Plan



# EWANSTON COTTAGE

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Balmaclellan 1.5 miles, St John's Town of Dalry 5 miles, Castle Douglas 12 miles, Dumfries 28 miles, Ayr 39 miles, Carlisle 62 miles, Glasgow 74 Miles

## A CHARMING BRIGHT AND SPACIOUS RECENTLY MODERNISED THREE BEDROOM BUNGALOW SET ON A GENEROUS PLOT IN A BEAUTIFUL RURAL LOCATION

- SPACIOUS RECENTLY MODERNISED THREE BEDROOM BUNGALOW
- GENEROUS WRAP AROUND GARDEN GROUNDS
- NO IMMEDIATE NEIGHBOURS
- PRIVATE GATED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- LOVELY OPEN ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA  
Tel: 01556 503744



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### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Ewanston Cottage is located in a wonderful rural setting only a short drive from the charming village of Balmaclellan, which is located in the Stewartry area of Dumfries & Galloway.

Ewanston Cottage has recently been modernised incorporating a lovely cottage style kitchen with new integrated appliances. The property is neutrally decorated throughout providing a blank canvas to put your own stamp on and benefits from an abundance of natural light with open countryside views. Ewanston cottage occupies its own private plot with no immediate neighbours set within a wonderful rural community. The cottage is approached via its own gated driveway with wrap around garden grounds which are laid to lawns for ease of maintenance, a superb blank canvas for the keen landscape gardener. Given the location of Ewanston, an abundance of native wildlife and be observed on a daily basis.

The nearest local services can be found at Balmaclellan, which is a thriving friendly community with a variety of village run activities taking place throughout the year. In addition to this, The Old Smiddy, within the village, is a satellite centre of the CatStrand art centre in new Galloway and acts as a multi-purpose Heritage and community hub for the Galloway Glens. Primary schooling can be found in the nearby picturesque village of New Galloway with a further range of local services found in St John's Town of Dalry such as a village shop, post office, hotels, etc. with both primary & secondary schooling available. A more extensive range of services can be found in Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with the nearby Loch Ken having regular inhabitants such as ducks, swans, red kites, etc. A feature of Loch Ken is the tourist industry, which has developed around the east bank. Loch Ken is one of the few lochs in the country which allows water skiing, jet skiing and other speed related sports, given that there has been no imposition of any speed restriction on the waterway. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses, the closest being at New Galloway.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airports of Glasgow and Edinburgh are within an easy driving distance.

## DIRECTIONS

As indicated on the location plan, which forms part of these particulars.  
*What3words: custodialy.reply.rabble*

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for Ewanston Cottage are sought **in excess of: £290,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No' 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**  
**Tel: 01556 453453**  
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

Ewanston Cottage offers bright, airy comfortable family accommodation set within its own private plot. The accommodation in more detail briefly comprises:

- **Front Entrance Porch / Sunroom**  
There are double aspect windows and open views.



- **Lounge**  
A spacious family room with a picture window to the front.



- **Kitchen**  
The kitchen has recently been refitted and benefits from a range of new integrated appliances including a fridge freezer, electric oven, microwave and dishwasher, there is ample space for family dining. There are two built-in storage cupboards, one of which houses the filters for the private water supply. There is a window to the rear and patio doors to the front, which have glaze panels to either side.
- **Utility Room**  
With a base unit housing the WHB, door to outside and a WC off.
- **Central Hallway**  
With built a built-in storage cupboard.



- **Family Bathroom**  
With bath, WHB, standalone shower cubicle, built-in corner cupboard, window to the rear.



- **Double Bedroom 1**  
With a window to the side.
- **Double Bedroom 2**  
With a window to the side.
- **Double Bedroom 3**  
With a window to the side.



#### SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Oil Fired	C	D 60

#### OUTSIDE

As mentioned earlier, the property benefits from a gated driveway offering parking for several vehicles. The garden grounds are mainly laid to lawns.

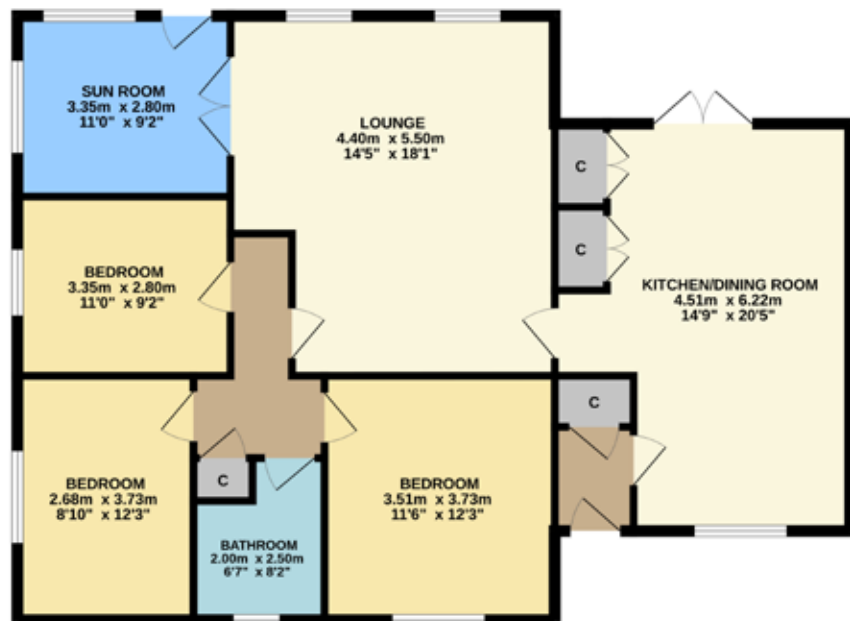
#### HOME REPORT

A home report can be downloaded from Threave Rural's website.

#### MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Gillespie Gifford & Brown**, for a definitive list of burdens subject to which the property is sold.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
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### ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

### OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

### GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

### IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

***Particulars prepared October 2024***

