



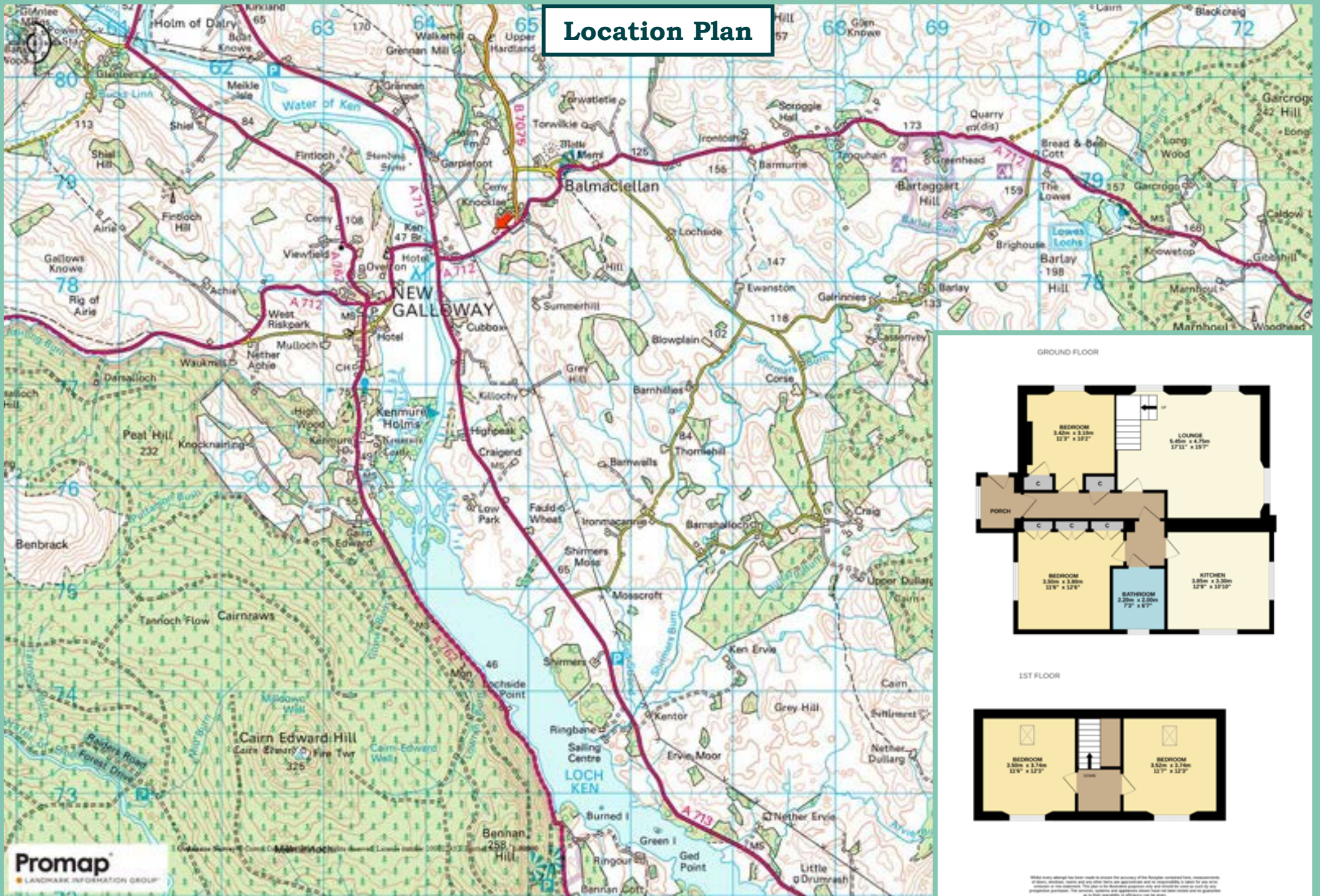
OLD GATESIDE

Balmaclellan, Castle Douglas, DG7 3PW

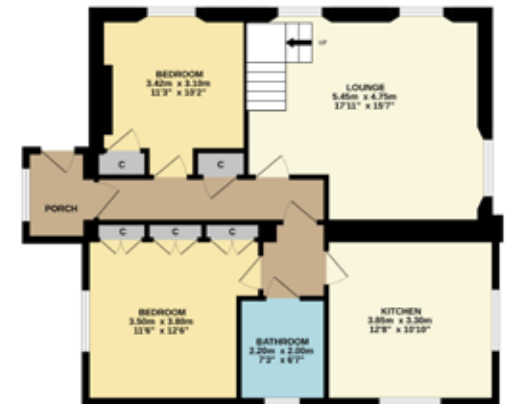


LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

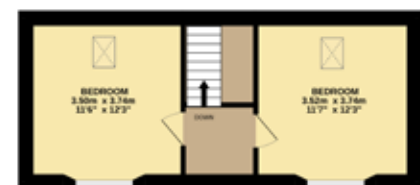
Location Plan



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls 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 in conjunction with the property particulars. The architect, surveyor and/or other persons named have not been visited and no guarantee is given as to the accuracy of the floorplan.

OLD GATESIDE

Balmaclellan, Castle Douglas, DG7 3PW

Castle Douglas 8 miles, Dumfries 26 miles, Ayr 44 miles, Carlisle 58 miles, Glasgow 70 Miles

A TRADITIONAL GALLOWAY COTTAGE SITUATED JUST ON THE PERIPHERY OF THE PRETTY VILLAGE OF BALMACLELLAN BENEFITTING FROM AN AREA OF AMENITY LAND

- FOUR BEDROOM COTTAGE OCCUPYING A GENEROUS SITE
- MATURE GARDEN GROUNDS AND AN AREA OF PRETTY AMENITY LAND
- TRADITIONAL BYRE (DEVELOPMENT POTENTIAL)
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

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



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Old Gateside is situated just on the periphery of the pretty village of Balmaclellan. The cottage occupies a generous plot with open views across the surrounding countryside and benefits from a pretty area of amenity land, garden grounds, wood store and a traditional byre.

Old Gateside is of traditional stone-built construction offering four bedrooms, kitchen, bathroom and a lounge. A more detailed description of the accommodation along with a floor plan can be found within these particulars of sale. The property does require some remedial works and cosmetic upgrading, however, offers a superb blank canvas to create a lovely family home.

The cottage is surrounded by its own garden grounds which are mainly laid to lawns with some specimen trees and shrubs. Across the driveway is a lovely area of amenity land laid to lawns and again, planted with some specimen trees.

A feature of the property is the detached stone-built byre which at present is utilised for general storage. Given that this building is of traditional construction there could be some development potential for change of use to residential, however, any party wishing to pursue this would need to make their own enquiries with the regional council.

Balmaclellan is a small hillside village of stone houses with slate roofs, set within a fold of the Galloway hills in Southwest Scotland. The village has 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.

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 airport of Glasgow within and easy driving distance.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

What3Words: runs.install.coconut

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Old Gateside are sought **in excess of: £260,000**



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

Web: www.threaverural.co.uk

PARTICULARS OF SALE

Old Gateside is of traditional construction set under a slated roof. The accommodation briefly comprises:

GROUND FLOOR

- **Kitchen**

With floor and wall units, plumbed for white goods. Double aspect windows enhance the natural light within and offer lovely views to the rear.



- **Bathroom**

With a 'P' shaped bath, WC & WHB.

- **Bedroom 1**

With built-in storage cupboards, window to the side.

- **Lounge**

With a woodburning stove, stairs off to the two attic bedrooms.



- **Bedroom 2**

With built-in storage cupboards and a window to the front.

FIRST FLOOR

- **Bedroom 3**

With a window to the rear and Velux type window to the front.

- **Bedroom 4**

With a window to the rear and Velux type window to the front.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired (redundant) Wood burning stove	D	G 10

OUTSIDE

The property occupies a generous plot with mature garden grounds surrounding the dwelling, which are mainly laid down to lawns with specimen trees. A lovely area of amenity land is set just across the driveway. As mentioned earlier, a traditional stone byre sits to the rear of Old Gateside, which could have some development potential.

HOME REPORT

A Home Report can be downloaded from Threave Rural's website:
www.threaverural.co.uk

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.



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. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

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 May 2025

