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Solicitors & Estate Agents



THE CLYDOCH

BALMACLELLAN, CASTLE DOUGLAS, DG7 3PS

The Clydoch is a well presented, bright and airy traditional 1½ storey Galloway cottage. Located a short distance away from both Balmaclellan and New Galloway.

Accommodation:

Ground Floor:

Front Entrance Vestibule
Hallway
Sitting Room / Dining Room (left)
Kitchen
Side Entrance Hallway
Snug / Living Room (right)
Garden Room

First Floor:

Landing
Bathroom
Double Bedroom 1
Double Bedroom 2
Hallway

Outside:

Off Street Parking.
Wooden Workshop.
Wooden shed.
Summer House

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Clydoch is a well presented detached Galloway Cottage located a short distance away from both New Galloway and Balmaclellan. This charming detached home provides surprisingly spacious accommodation throughout. To the rear of the property is a large garden with a pleasant outlook across to the hills beyond.

Balmaclellan is an interesting village, quietly placed off the Kenbridge – Corsock Road so is convenient for the main A713 running between Ayr and Castle Douglas. The main local centre of Castle Douglas is little more than 20 minutes by car. Dumfries and Ayr are similarly easily accessible. New Galloway is less than 2 miles from Balmaclellan and Dalry is less than four miles away. Between them they have a reasonable range of local services including general grocery shops, hotels and restaurants. Dalry has a senior and primary school and New Galloway a primary school. Dalry also has a petrol station and shop and there is a Water Sports and Activity Centre at nearby Loch Ken. New Galloway has a nine-hole golf course, a modern medical practice and the purpose built “CatStrand” of the Glenkens Community Arts Trust initiative offers an excellent range of community activity and artistic and musical performances.

Balmaclellan itself has an excellent shop and is visited by a mobile Bank and Post Office. There is a Post Office in nearby New Galloway. The Village Hall in Balmaclellan enjoys a number of community activities. The surrounding area offers excellent walking and other rural pursuits.

ACCOMMODATION

Entered through solid wooden storm doors at front into:-

FRONT ENTRANCE VESTIBULE **1.64m x 1.06m**

Slate tiled floor. uPVC glazed windows to side providing ample natural light. Electric panel heater. Ceiling light. Wooden storm doors lead into:-



HALLWAY

1.55m x 1.51m

Carpeted staircase leading to first floor level. Double wooden storm doors leading to front entrance vestibule. Ceiling light.

SITTING ROOM / DINING ROOM (left)

4.07m x 4.85m

Fitted carpet. Radiator. Wood paneling to waist height. Feature brick fireplace with slate hearth and inset multi fuel stove. Partially coombed ceiling. uPVC double glazed sash and case window to front. Two wall lights. Ceiling light. Doorway leading to:-

KITCHEN

4.17m x 1.33m (at narrowest)

Galley style kitchen with contemporary high gloss fitted kitchen units. Oak work surfaces. Stainless steel sink with drainer to side and mixer tap above. Worcester LPG boiler. Tiled splash backs. Radiator. uPVC double glazed window to side. Large built in pantry cupboard. Built in breakfast bar. Built in electric oven. Washing machine. Fridge freezer. Wood effect laminate flooring. Ceiling light. Opens into:-

SIDE ENTRANCE VESTIBULE

1.29m x 2.52m

Ceramic tiled floor. uPVC double glazed window to side. Painted exposed stone wall. Ceiling light. Underfloor heating. External lights. Wooden door leading into kitchen.

SNUG/ LIVING ROOM (right)

4.18m x 2.78m

Fitted carpet. Single pine paneled wall to rear. Radiator. uPVC sash and case window to front. Tiled open fireplace with wooden mantel above. Wood paneled ceiling. Ceiling light. 15 pane glazed door opening into:-

GARDEN ROOM

3.06m x 2.64m

Ceramic tiled floor. uPVC double glazed windows on 3 walls with French doors leading out to patio and garden beyond. Ceiling light.

First Floor Accommodation

LANDING

1.10m x 1.00m

Wood effect laminate flooring. Radiator. uPVC double glazed window to side. Ceiling light. Built in cupboard.

BATHROOM

2.57m x 1.96m

Suite of white wash hand basin, W.C. and bath. uPVC double glazed tilt and turn window to rear. Electric Triton shower above bath. Shower curtain. Chrome heated towel rail. Fixed bathroom mirror. . Ceiling light. Wood effect flooring.

DOUBLE BEDROOM 1 (left)

3.20m x 4.24m

uPVC double glazed sash and case window to front. Built in wardrobes with mirrored sliding doors. Further built in wardrobe with wooden doors. Sash and case window to side. Roller blind above. Partially coombed ceiling. Fitted carpet. Radiator. Ceiling light.

DOUBLE BEDROOM 2 (right) **3.13m x 4.27m**

uPVC double glazed window to front. Sash and case double glazed window to front and one to side both with roller blinds above. Radiator. Partially coombed ceiling. Loft access hatch. Fitted carpet. Ceiling light.



Outside

To the rear of the property is a large rear garden which has been cleverly terraced. There is a terraced patio area with raised flower beds with paths winding around the garden. To one side is a wooden workshop with power and light. There are two further galvanized steel sheds and chicken coop to the rear. There is also a greenhouse and large polytunnel.

At the top of the garden is a generous summer house, which is well situated to take in the delightful views across the garden to the hills beyond especially for those keen on star gazing or bird watching. Off street parking.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, LPG central heating and septic tank but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

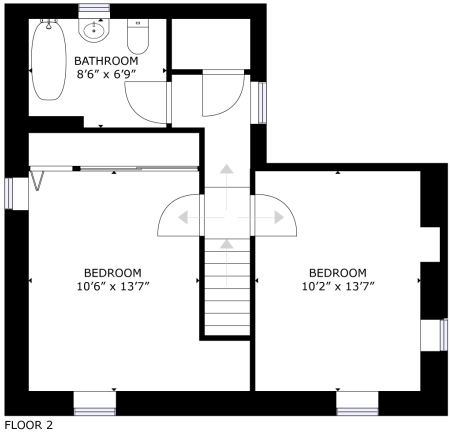
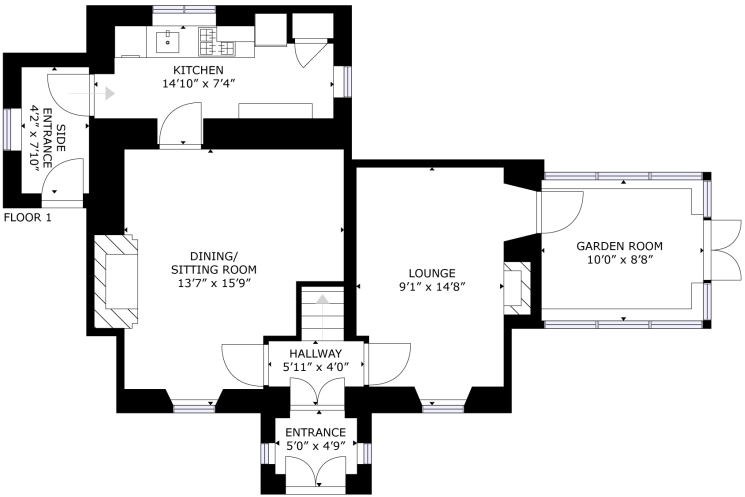
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/JOWSC01-02



GROSS INTERNAL AREA
FLOOR 1: 656 sq.ft, FLOOR 2: 463 sq.ft
TOTAL: 1119 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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