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# KELLS COTTAGE

MOSSDALE, CASTLE DOUGLAS, DG7 2NF

Beautifully presented traditional mid terraced cottage in the quiet Glenkens village of Mossdale which has been fully modernised throughout.



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## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Open Plan Kitchen / Diner  
Walk in Larder / Pantry  
Double Bedroom 1 / Snug

### First Floor:

Half Landing  
Bathroom  
Landing  
Double Bedroom 2 with  
Ensuite  
Double Bedroom 3

### Outside:

Garden. Shed. Wood Store.  
Air Source Heat Pump. Solar  
Panels. New Large Boiler.



Kells Cottage is a well presented traditional mid terraced cottage which has been sympathetically modernised by the current owners. This charming home benefits from newly refurbished contemporary Kitchen / Dining / Family Room with walk in pantry and breakfast bar area. The property has been fully insulated throughout and also benefits from two wood burning stoves, air source heat pump, solar panels and new large boiler.

The Glenkens, scenically, is a delightful area and New Galloway at its heart used to be the smallest “Royal Burgh” in Scotland. That focus, and indication of civic pride, may explain why it has a surprising range of immediately local facilities for such a small town – there is a challenging 9-hole Golf Course affording magnificent views, hotels, an excellent Tea Room, a Post Office and community run modern General Store, a Medical Practice, two Churches (Church of Scotland and Scottish Episcopalian), a well-regarded Primary School with a Secondary School three miles away at Dalry, and a modern and dynamic Community & Arts Centre at The Cat Strand. A whole range of rural pursuits are easily obtainable nearby, with the emphasis on walking, cycling, water sports and fishing.

Set in a scenic rural location, many larger centres are easily accessible – Ayr is approx 1 hour north, Dumfries approx 45 minutes east, Castle Douglas approx 20 minutes south, Newton Stewart approx 30 minutes west and Kirkcudbright approx 30 minutes south.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a “Food Town”. The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave.

ACCOMMODATION

Accessed from the front garden through two UPVC double glazed storm doors into:-



**ENTRANCE VESTIBULE**                      **0.85m x 1.22m**  
Inset Coir mat. Wooden opaque glazed etched door leading to:-

**RECEPTION HALLWAY**                      **4.76m x 1.79m**  
Bright welcoming reception hallway with doors leading off to all ground floor accommodation. Carpeted staircase with wooden handrail and bannister leading to first floor level. Under stair storage cupboard. Walk in cloakroom with light. Ceiling light. Ceiling cornicing. Smoke alarm. Radiator with wooden radiator cover. Wood effect laminate floor

**SITTING ROOM**                                      **4.85m x 3.23m**  
Light and airy front facing reception room with UPVC double glazed window to front. Blinds with curtain pole and curtains above. Recessed alcove with built in cupboard and shelving above. Inglenook fireplace with Cast Iron inset wood burning stove set on tiled hearth with wooden mantle above. Ceiling light. Ceiling cornicing. Picture rail. Built in cupboard. Radiator. Fitted Carpet.

**DOUBLE BEDROOM 1 / SNUG**                      **5.63m x 2.95m**  
Currently used as a ground floor double bedroom but could easily be used as a further reception room. UPVC double glazed window to front with blind above and deep sill beneath. Recessed alcove with built in shelving. Ceiling light. Ceiling cornicing. Picture rail. Radiator. Fitted Carpet.

**OPEN PLAN KITCHEN / DINER**                      **8.99m x 3.95m widening to 4.94m**  
Bright and spacious contemporary family living area with Wren Shaker style fitted kitchen units with solid quartz work surfaces. Belfast sink with mixer tap above and drainer to side. Electric induction hob with integrated electric oven beneath. Architectural feature round window. Two UPVC double glazed windows providing ample natural light and enjoying a pleasant outlook across the garden to the Rhins of Kells beyond. Built in breakfast bar area with solid wooden work surface. Recessed alcove with shelving. Further recessed alcove with shelving and plumbing for washing machine. Feature inglenook brick built fire place with large wood burning stove set on slate hearth with solid oak mantle above. UPVC double glazed door leading out to rear garden. Ceiling spotlights. Rustic wood effect laminate flooring.

**WALK IN LARDER / PANTRY**                      **1.68m x 0.79m**  
Wooden etched glass door leading into this well positioned and useful walk in Larder / Pantry. Recessed alcove with built in shelving. Fixed shelving on two walls. Opaque double glazed window to rear. Laminate flooring.

Carpeted staircase with wooden handrail and bannister leading to first floor level half landing with steps leading right lead to family bathroom with main staircase continuing right to first floor landing providing access to two double bedrooms (one en-suite)

First Floor Accommodation

**BATHROOM**    **3.58m x 3.58m**  
Well-proportioned family bathroom making good use of the space available. Suite of White wash hand basin inset into modern high gloss vanity unit and White WC. White corner bath with respatex wall paneling. Partially coombed ceiling. Ceiling Spotlight. Under eave storage cupboard. Built in shelving. UPVC double glazed tilt and turn window with glazed side panels and built in blind. Radiator. Wood effect flooring

**FIRST FLOOR LANDING**                      **1.58m x 1.86m**  
Ceiling light. Skylight. Smoke alarm. Radiator. Fitted Carpet. Doors leading off to two double bedrooms.

**DOUBLE BEDROOM 2 WITH ENSUITE**                      **3.92m x 5.13m**  
Light and airy front facing double bedroom. UPVC double glazed tilt and turn window with curtain pole and curtains above. 2 Ceiling lights. Velux window to front. Radiator. Fitted Carpet.

**ENSUITE BATHROOM**                                      **1.42m x 3.20m**  
Suite of White wash hand basin, WC and Bath. Tiled from floor to ceiling. Tiled flooring. White contemporary vertical radiator. Architectural porthole style window. Partially coombed ceiling.

**DOUBLE BEDROOM 3**                                      **4.55m x 3.08m**  
Further front facing double bedroom enjoying a pleasant outlook. UPVC double glazed tilt and turn window to front with curtain pole and curtains above. Ceiling light. Walk in closet with clothing rail and light. Radiator. Fitted Carpet.



**OUTSIDE**

The front garden is mainly laid to gravel with paved path leading to front door. Immediately to the rear of the property is a decked terrace area ideal for alfresco dining and enjoys uninterrupted views over Mosssdale loch towards the Rhins of Galloway. Steps lead down to generous formal lawned area rear pedestrian access from the main road running through Mosssdale. Large wooden log store. Large wooden shed with under cover terraced area.

**BURDENS**

The Council Tax Band relating to this property is D.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is B.

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, Oil fired central heating and mains drainage 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](mailto: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/HARVR03-01



**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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