



WILLIAMSON
& HENRY
Solicitors & Estate Agents



IRONMACANNIE COTTAGE

BALMACLELLAN, CASTLE DOUGLAS, DG7 3PX

Rare opportunity to purchase a beautifully presented detached country cottage tucked away in the heart of the Glenkens. Viewing highly recommended.



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Accommodation:

Ground Floor:

Entrance Hallway
2 Double Bedrooms
Bathroom
Kitchen/Dining Room
Sitting Room

Outside:

Private parking
Enclosed garden



Ironmacannie Cottage is a beautifully presented detached country cottage located in the heart of Galloway. Tucked away on an idyllic country lane, known locally as the Hidden Road, the property is a short drive away from the local amenities of both New Galloway and Balmaclellan. This wonderful cottage has recently been refurbished and extended to a high standard and offers well-proportioned light, bright accommodation with lovely views over neighbouring farm land.

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. 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. 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

The property is accessed from the private parking area by way of a path leading to the wooden front door and into:-

ENTRANCE HALLWAY 7.57m x 1.03m (24’10” x 3’4”)

Wooden Exterior door with fuse box and meter above inside a discreet wall cupboard. Solid wooden floor. 2 large built-in cupboards. Electric radiator with thermostatic control. 2 Hardwood double glazed windows overlooking the garden. Deep window sills. LED ceiling spotlights. Smoke alarm.



DOUBLE BEDROOM 1 4.29m x 3.17m (widening to 3.91m) (14’1” x 10’5”
Solid wooden flooring. Electric radiator with thermostatic control. 2 Hardwood double glazed windows one to the side and one to the front, both with deep sills and Roman blinds above. Loft access hatch with pull-down access ladders to large boarded attic storage area. LED ceiling spotlights. Built in wardrobes.

DOUBLE BEDROOM 2 3.06m x 2.90m (widening to 3.08m) (10’ x 9’6”)
Solid wooden floor. Electric radiator with thermostatic control. Hardwood double glazed window with deep sill. LED ceiling spotlights.

BATHROOM 2.97m x 1.80m (widening to 2.15m) (9’9” x 5’10”)
Ceramic tiled floor. Underfloor heating. Electric chrome heated towel rail. White suite of W.C. and wash hand basin with mixer tap above. Tiled splashback. Bath with mixer tap and mains shower above. Hardwood double glazed window with deep sill. Loft access hatch to attic storage area. Shelving above W.C.

KITCHEN/DINING ROOM 6.56m x 3.65m (21’6” x 11’11”)
This lovely spacious area has an abundance of light from the large double glazed architectural corner window to one side as well as benefiting from the natural light from the sitting room. To one side of this area there are bespoke fitted shaker style kitchen units with Minerva upstands. Bespoke built in larder providing useful additional storage. Minerva work surfaces. 1½ bowl white ceramic sink with drainer and mixer tap above. Built-in dishwasher. Integrated washing machine and fridge freezer. Electric induction hob with tiled splash back behind and extractor fan above. Rustic oak beam shelf detail above. Stainless Steel electric oven. Hardwood double glazed window above sink with roller blind.

Opening in to:-



SITTING ROOM 5.43m x 5.03m (17’9” x 16’6”)
This wonderful light room is a fantastic space with lots of natural light. 3 Hardwood double glazed windows with roman blinds above. 4 large Velux windows. Freestanding cast iron wood burning stove on stone hearth with central flue. Electric radiator with thermostatic control. LED lights. Aluminium bi-fold doors leading out to the rear garden and patio area.

OUTSIDE

Large rear garden mainly laid to lawn with a large slabbed patio area. Bordered by hedging on one side and stone dyke wall. The lawned area wraps round the side of the property. 2 private car parking spaces. Area for wheelie bin storage.

BURDENS

The Council Tax Band relating to this property is a band C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, septic tank 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

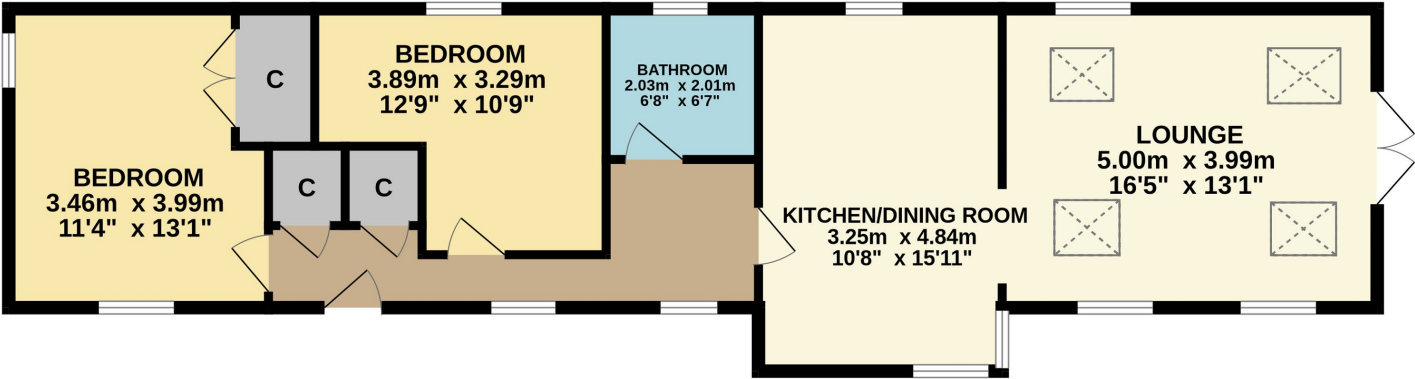
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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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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