



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



GREENWAYS

MOSSDALE, CASTLE DOUGLAS, DG7 2NF

Traditional semi-detached Galloway Cottage in the rural village of Mossdale.



Accommodation:

Ground Floor:

Conservatory
Hallway
Sitting Room
Kitchen
Double Bedroom 1 with
En-suite shower room

First Floor:

Double Bedroom 2
Bathroom
Double Bedroom 3

Outside:

Substantial garden.
Off street parking for
a number of vehicles.
Insulated wooden home
office with power and
light. 2 Wooden Sheds.

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Greenways is a well-proportioned semi-detached traditional Galloway cottage. Located on a quiet lane in the village of Mossdale this delightful property enjoys an open aspect to rear and large enclosed garden. The property has 8 solar panels fitted to the rear of the property and an air source heat pump providing heating.

The Glenkens, scenically, is a delightful area and New Galloway, only 5 miles away, 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, 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 along with a cafe. 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.

ACCOMMODATION

Entered from the rear garden through uPVC double glazed doors into:-

CONSERVATORY 5.95m x 3.79m

Two sash and case internal windows into sitting room. uPVC double glazed wrap around windows providing a fine view and an abundance of natural light across the rear garden to farmland beyond. Painted exposed stone wall. Two skylights providing additional natural light. Recessed LED ceiling spotlights. 2 wall lights. Wood-effect flooring. 15-pane glazed door leading into:-

HALLWAY 2.57m x 1.24m

Smoke alarm. Ceiling light. Wall-mounted cupboard. Radiator. Coat hooks. Wood-effect flooring. Doors leading off to bedroom, kitchen and sitting room. Carpeted staircase leading to first floor level.

SITTING ROOM 3.53m x 4.89m

15-pane glazed door leading from reception hallway into cosy sitting room. Ceiling cornicing. Ceiling light. uPVC double glazed window to side overlooking driveway. Feature fireplace with Clearview multi-fuel stove with wooden mantle and slate hearth. Two internal sash & case windows looking into conservatory providing additional natural light. Radiator. Wood-effect flooring.

KITCHEN 1.66m (to front of units) x 2.93m (at longest)

Compact kitchen with a good range of shaker-style fitted units making the most of the available space. Tiled splashbacks. Stainless steel one and a half bowl sink with mixer tap and drainer. Plumbing for washing machine and dishwasher. Electric Lamona hob. Electric oven. Stainless steel chimney-style extractor fan. Space for fridge freezer. Partially combed ceiling. Ceiling light. uPVC double glazed window to front with roller blind. Ceiling spotlights. Smoke alarm. Radiator. Wood-effect flooring.

DOUBLE BEDROOM 1 WITH ENSUITE SHOWER ROOM 3.19m x 3.49m

Two uPVC double glazed windows overlooking garden to rear with curtain pole and curtains. Ceiling cornicing. Ceiling light. Built-in cupboard. Radiator. Stripped wooden floorboards. Doorway leading into:-

En-suite Shower Room

Double walk-in shower cubicle with electric shower. Fixed bathroom mirror. Wall-mounted fan heater. Extractor fan. White wash hand basin and WC. Recessed LED spotlights. Tile-effect flooring.

Carpeted staircase leading to first floor level.

First Floor

LANDING

uPVC double glazed window to front. Doors leading off to two further double bedrooms and family bathroom. Built-in linen cupboard. Ceiling light. Partially combed ceiling. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 (left) 4.26m x 2.90m

Bright and spacious double bedroom looking over lane to front. uPVC double glazed tilt and turn window with curtain pole and curtains. Radiator. Built-in cupboard. Built-in triple wardrobe providing an abundance of storage. Ceiling light. Partially combed ceiling. Fitted carpet.

BATHROOM 2.71m (at widest narrowing to 1.74m) x 2.60m

Suite of white wash hand basin, WC and bath. Tiled from floor to ceiling on one wall. Wall-mounted fan heater. Radiator. uPVC obscure-glazed window to rear with curtain pole and curtains above. Ceiling light. Razor light and socket. Ceramic tiled floor.

DOUBLE BEDROOM 3 (right) 3.25m x 4.94m

Light and airy double bedroom. uPVC double glazed tilt and turn window to front with curtain pole and curtains. Radiator. Ceiling light. Partially combed ceiling. Fitted carpet.

OUTSIDE

The garden and property are accessed through wrought iron gates to the side where there is a graveled driveway providing off street parking for a number of vehicles. Beyond the drive way is a substantial rear garden which is mainly laid to lawn and interspersed with mature trees and shrubs. This delightful garden is bordered by fencing and stonedyke wall which overlooks neighbouring farmland across to the Galloway Hills beyond.

2 Wooden sheds. Log Store. Wooden Playhouse. Valiant Air Source heat pump unit.

At one side of the garden is a substantial insulated wooden outbuilding which is currently used as a home office with power and lighting.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

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



SERVICES

The agents assume that the subjects are served by mains water, mains electricity and septic tank but no guarantee can be given at this stage. The property has 8 solar panels fitted to the rear of the property and an air source heat pump providing heating.

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).

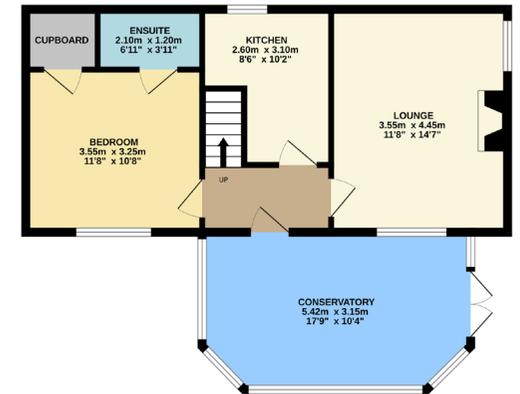
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

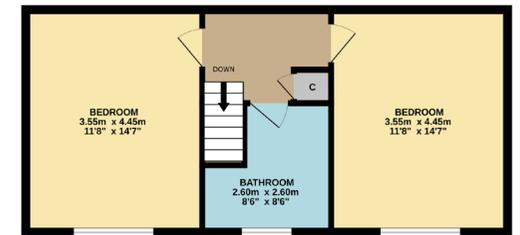
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GROUND FLOOR



1ST FLOOR



We have every attempt been made to ensure the accuracy of the floorplans contained here, measurements 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 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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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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