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Solicitors & Estate Agents



BRAESIDE

BALMACLELLAN, CASTLE DOUGLAS, DG7 3QE

Delightful semi-detached traditional 1 ½ story Galloway cottage located in the popular Glenkens village of Balmaclellan.



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Accommodation:

Ground Floor:

Reception Hallway
Open Plan Dining Room /
Sitting Room
Kitchen
Lounge
Double Bedroom 1

First Floor:

Landing
Double Bedroom 2
Bathroom
Double Bedroom 3

Outside:

Front Garden
Rear Garden



Braeside is deceptively spacious offering bright and flexible spacious accommodation throughout. This charming home enjoys an elevated position with a fine outlook across rooftops to the hills beyond to the front and across the rear garden.

Balmacellan 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 Balmacellan and Dalry is less than four miles from Torwickie. 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.

Balmacellan 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 Balmacellan enjoys a number of community activities. The surrounding area offers excellent walking and other rural pursuits.

ACCOMMODATION

Entered through uPVC double glazed door into:-

RECEPTION HALLWAY 4.09m x 1.12m

Doorways leading off to open plan dining room / sitting room. Cupboard housing electric meter and RCD consumer unit. Central heating controllers. Ceiling light. Wood paneled ceiling. Door to under stair cellar storage via ladder. Radiator. Fitted carpet. Carpeted staircase leading to first floor level. Step up from hallway into second large lounge.

OPEN PLAN DINING ROOM / SITTING ROOM

Dining Room Area 4.13m x 4.03m

Spacious and bright reception room which runs the full depth of the property with ample natural light from uPVC double glazed Georgian style windows to front with deep sill beneath, curtain pole and curtains. Radiator. Ceiling cornicing. Picture rail. Fitted carpet. Archway into:-

Sitting Room Area 3.15m at longest narrowing to 2.55m x 3.75m

Located to the rear of this open plan area is a good sized sitting room with Stone feature fireplace with cast iron, Clearview, wood burning stove. uPVC double glazed window overlooking rear garden with curtain pole and curtains above. Radiator. Ceiling light. Fitted carpet. Doorway leading into:-

KITCHEN 3.27m x 2.95m

Compact kitchen with a good range of fitted kitchen units. Wood effect laminate work surfaces. Tiled splash backs. Coloured 1½ bowl sink with drainer to side. Walk in pantry cupboard with built in shelving. Freestanding fridge freezer. Freestanding electric cooker. Bosch washing machine. Bosch dishwasher. uPVC double glazed window to rear overlooking rear garden with curtain track and curtains above. Dimplex wall mounted heater. Radiator. uPVC obscure glazed door leading out to rear garden. Fluorescent strip light. Wood effect vinyl flooring.

LOUNGE 6.43m x 5.44m at widest and longest

Bright and spacious front facing lounge with an abundance of natural light from three uPVC Georgian style windows with deep sills beneath enjoying a fine view across front garden to the hills beyond. Recessed alcove with built in shelving. Ceiling cornicing. Two ceiling lights. Radiator. Fitted carpet. Wooden door with three steps leading down to:-

DOUBLE BEDROOM 1 3.18m x 4.58m

Bright spacious double bedroom with partially coombed ceiling. uPVC double glazed window with deep sill. Two Velux windows. Wood paneled deep shelving to one side. Ceiling light. Fitted carpet.

Carpeted staircase from main reception hallway to first floor level.

First Floor Accommodation

LANDING

Fitted carpet. Velux window to rear. Under eaves storage cupboard. Wood paneled ceiling. Smoke alarm. Ceiling light. Doorways leading off to two further double bedrooms and family bathroom.

DOUBLE BEDROOM 2 5.00m x 4.20m

uPVC Georgian style window to front with fine views across neighbouring garden to farmland beyond. Wood paneling ceiling. Ceiling light. Partially coombed ceiling. Radiator. Original cast iron fireplace. Fitted carpet.

BATHROOM 1.49m x 2.93m

Limed oak effect laminate flooring. Double glazed Velux window to front. Suite of white wash hand basin inset into modern vanity unit and W.C. Kidney shaped bath with curved shower screen and electric shower above. Radiator. Ceiling light.

DOUBLE BEDROOM 3 4.78m x 3.00m

uPVC double glazed window with glazed panels to side with curtain track and curtains. Radiator. Original fireplace. Partially coombed ceiling. Ceiling light. Wood paneled ceiling. Under eaves storage. Fitted carpet.

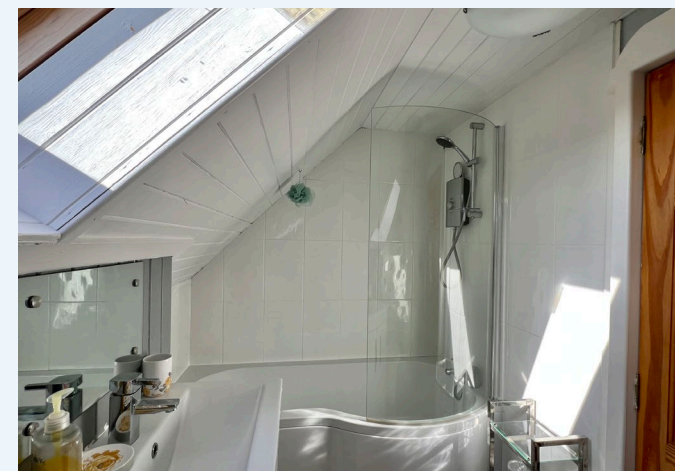
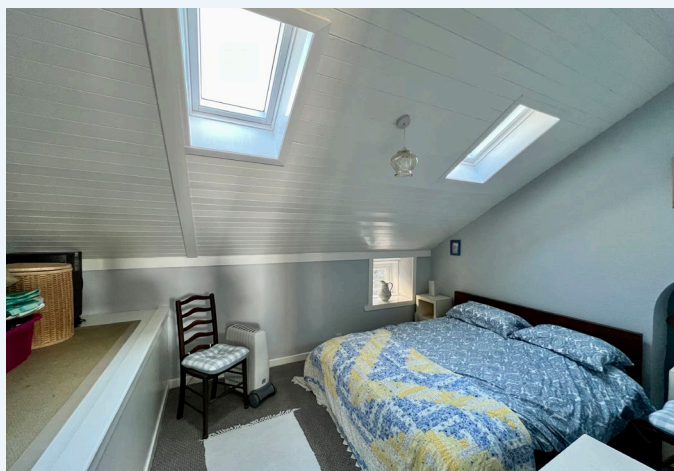
Outside

FRONT GARDEN

Off street parking. Laid to gravel.

REAR GARDEN

The rear garden is mainly laid to lawn and is interspersed with a number of mature shrubs.



BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES

The agents assume that the subjects are served by mains water, mains electricity 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).

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/HAFTS01-01



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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