



# Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 [www.caversandco.com](http://www.caversandco.com)

**THE SHEILING, BALMACLELLAN, DG7 3QF**

**Offers Over £250,000**



The Sheiling is a superb, detached property with generously proportioned accommodation providing bright and comfortable living. Located in the charming village of Balmaclellan, the property benefits from village life but also gives easy access to the surrounding countryside which is a haven for wildlife and offers many opportunities for outdoor activities from walking and cycling to sailing on Loch Ken located a short distance away from the property. With its quiet rural location but only 14 miles from the market town of Castle Douglas, The Sheiling would make a fabulous family home or an excellent retirement property.

Balmaclellan is located on the east side of the River Ken across from New Galloway. The surrounding countryside is popular with outdoor enthusiasts especially for walking, cycling, bird watching and fishing. Balmaclellan has a village store and the larger towns of Dalry (5 minutes) and Castle Douglas (20 minutes) but provide a wide range of shops, banks, hotels, garages, leisure activities and both primary and secondary schools. New Galloway is also only 5 minutes away and offers schooling and is home to the Catstrand Arts and Cultural Centre.

- Living Room
- Sitting Room
- Kitchen
- Three bedrooms (two ground floor)
- Study
- Bathroom
- WC
- Integral garage
- Two driveways providing off road parking
- Easily maintained garden
- Council Tax Band - E
- EPC Rating – D (59)

### **Accommodation comprises:**

#### **Entrance Hall**

Hardwood outer door leads into entrance porch and glazed inner door leads into Hallway. Two storage cupboards; radiator.

#### **Sitting Room**

4.68m x 3.69m (15'4 x 12'1)

Spacious room with window to front; multi-fuel stove set on a marble hearth with ornate surround; radiator; ceiling light; glazed double doors lead out to Hallway.

#### **Kitchen**

7.36m x 2.26m (24'1 x 7'4)

Excellent range of oak fitted wall and floor units with complementing stone effect work surface; integrated double oven and microwave; electric hob with extractor hood; stainless steel sink and drainer with mixer tap; plumbed for dishwasher; plumbed for washing machine; tiled splash backs; tiled floor; radiator; door out to Garage; open through to Dining Room.

#### **WC**

1.97m x 0.74m (6'5 x 2'4)

Comprising WC, wash hand basin and shower cubicle with integral shower; tiled walls; tiled floor; ceiling light.

#### **Living Room**

8.41m x 3.50m (27'6 x 11'5)

Large bright room with French doors out to patio and rear of property. Two large windows overlooking the rear garden; multi-fuel stove set on a tiled hearth; stairs to first floor; oak flooring; radiators; ceiling lights.

#### **Bedroom 1**

3.98m x 3.68m (13'1 x 12'1)

Window overlooking the rear garden; fitted wardrobes with hanging and shelf space; radiator; ceiling light.

#### **Bedroom 2**

2.51m x 2.75m (8'2 x 9'0)

Window to the front; radiator; ceiling light.

#### **Study**

2.18m x 1.74m (7'2 x 5'7)

Window to front; storage cupboard; oak flooring; radiator; ceiling light.

**Bathroom**

2.94m x 1.81m (9'6 x 5'9)

Comprising WC, wash hand basin and bath with integral shower; part tiled walls; vinyl flooring; window to rear; radiator; ceiling light.

**Bedroom 3**

4.35m x 2.46m (14'3 x 8'1)

Located on the first floor. Large room with coombed ceiling; window out to rear; Velux windows to roof; wall mounted electric heater; ceiling light.

**Outside**

Integral garage with power and light. Two driveways providing off road parking to the front of the property. The rear garden is terraced with steps up the side. Mainly laid to lawn with seating areas and wooden shed. Lovely views over the village to the surrounding hills. Paved patio area to the rear of the property.

Services: Mains electricity, water and drainage. Oil fired central heating.

Postcode: DG7 3QF

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from [onesurvey.org](http://onesurvey.org)

**OFFERS:-**

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

**NOTE:-**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.









