



Jillinda

JILLINDA

No' 4 Rhonepark Crescent, Crossmichael, Castle Douglas, DG7 3BN

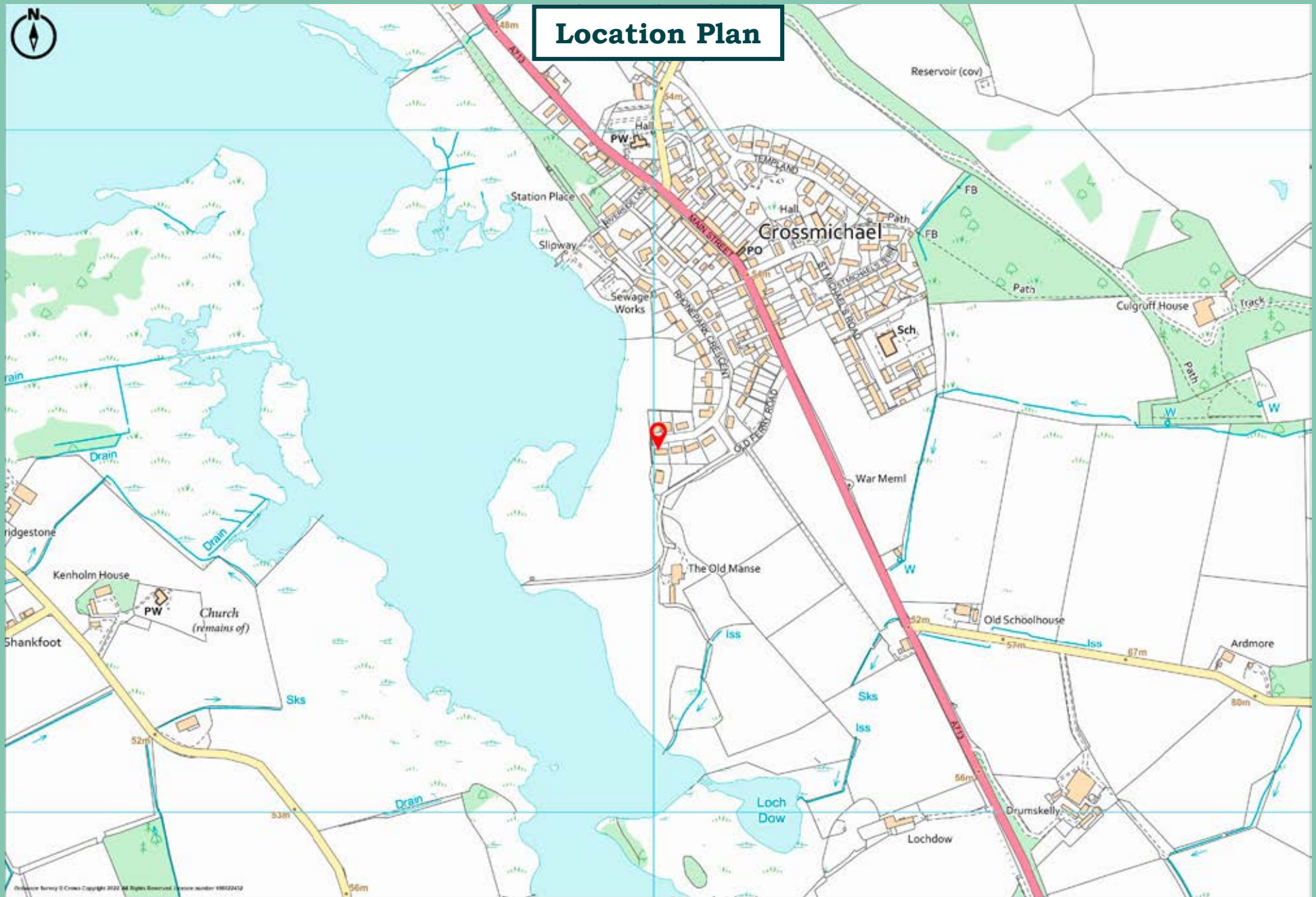


THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



JILLINDA

No' 4 Rhonepark Crescent, Crossmichael, Castle Douglas, DG7 3BN
Castle Douglas 2 miles, Dumfries 20 miles, Carlisle 56 miles, Edinburgh 90 miles, Glasgow 60 miles,

A BRIGHT AND SPACIOUS DETACHED BUNGALOW OCCUPYING AN IDYLIC LOCATION ON THE BANKS OF LOCH KEN WITHIN THE PRETTY VILLAGE OF CROSSMICHAEL

- THREE BEDROOM BUNGALOW SET WITHIN GENEROUS MATURE GARDEN GROUNDS
- BEAUTIFUL OPEN VIEWS ACROSS THE TRANQUIL LOCH KEN
- WITHIN CLOSE PROXIMITY TO LOCAL SERVICES
- WITHIN EASY COMMUTING DISTANCE TO MAJOR ROAD NETWORKS
- EPC RATING – D (58)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr. Norman Fraser
T Duncan & Co.
192 High St Montrose
DD10 89A
Tel: 01674 672533



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Jillinda is situated in the heart of the Stewartry area within the pretty village of Crossmichael. The property occupies a prime location on the banks of the tranquil Loch Ken, providing stunning open views across the loch, Crossmichael Marina and the surrounding countryside.

Jillinda was constructed in the 1970's in, what is probably, one of the best sites within this quiet sought-after residential development. The property is well-laid out benefitting from spacious living accommodation, three good sized bedrooms along with a sun porch, which makes the absolute most of the wonderful views over the loch. The property is set within generous enclosed mature garden grounds providing privacy and the perfect area for family and social entertaining. Off road parking is provided via a driveway leading to an attached single garage.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with the Loch Ken attracting native wildlife such as geese, ducks, swans, red kites, etc. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park. A short drive from the property is the Galloway Activity Centre, which boasts a variety of outdoor activities for the sporting enthusiasts, such as sailing, windsurfing, archery, mountain biking, etc. For the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being within Castle Douglas.

Local services are available at Crossmichael such as a primary school, village shop, post office and the newly established Thistle Inn which provides a great place to meet and sample local produce from the menu. Crossmichael's well-known gala is held in August, the celebrated Triathlon in September and the invigorating 'Dee Dip' on New Year's Day (if you're brave enough). Stewartry Rugby Club is located at Greenlaw, just south of Crossmichael.

A more extensive range of services available at Castle Douglas (The Food Town). Castle Douglas is only a 5 minute drive from Crossmichael and offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary & Secondary education is available within the town.

Communications to the area are very good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Glasgow and Edinburgh being about 1½ hour's drive from the property. There are mainline railway stations at both Dumfries and Lockerbie.

DIRECTION

Located within the village of Crossmichael, as indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICES

Offers for Jillinda sought in excess of: £280,000

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Jillinda incorporates all facilities for modern day family living and although it may benefit from a little cosmetic upgrading, the property offers the type of lifestyle which many are seeking at this time.

Jillinda in more detail, briefly comprises:

- **Kitchen**

With a picture window to the rear overlooking the garden grounds and Loch Ken. There are a range of floor and wall units, plumbed for white goods, a built-in cupboard and a glazed UPVC door provides access to the garden.



- **Dining Room**

The dining room has a large picture window to the rear and follows through to the sunroom.

- **Sunroom**

Providing spectacular views over Loch Ken, the sunroom has been reroofed with fibre glass, has glazing to three sides and part glazed UPVC door to outside.



- **Lounge**

A lovely bright and spacious family room with a picture window to the front and an open fireplace.



- **Central Hallway**

With a front door porch off and a built-in storage cupboard.

- **Front Door Porch**

With part glazed UPVC door to the front garden grounds.

- **Single Bedroom 1**

With a window to the front and built-in wardrobes.



- **Double Bedroom 2**

With a window to the front and built-in wardrobes.

- **Double Bedroom 3**

With a window to the rear and built-in wardrobes.

- Bathroom**

With a range of modern sanitary ware, walk-in shower enclosure, window to the rear.



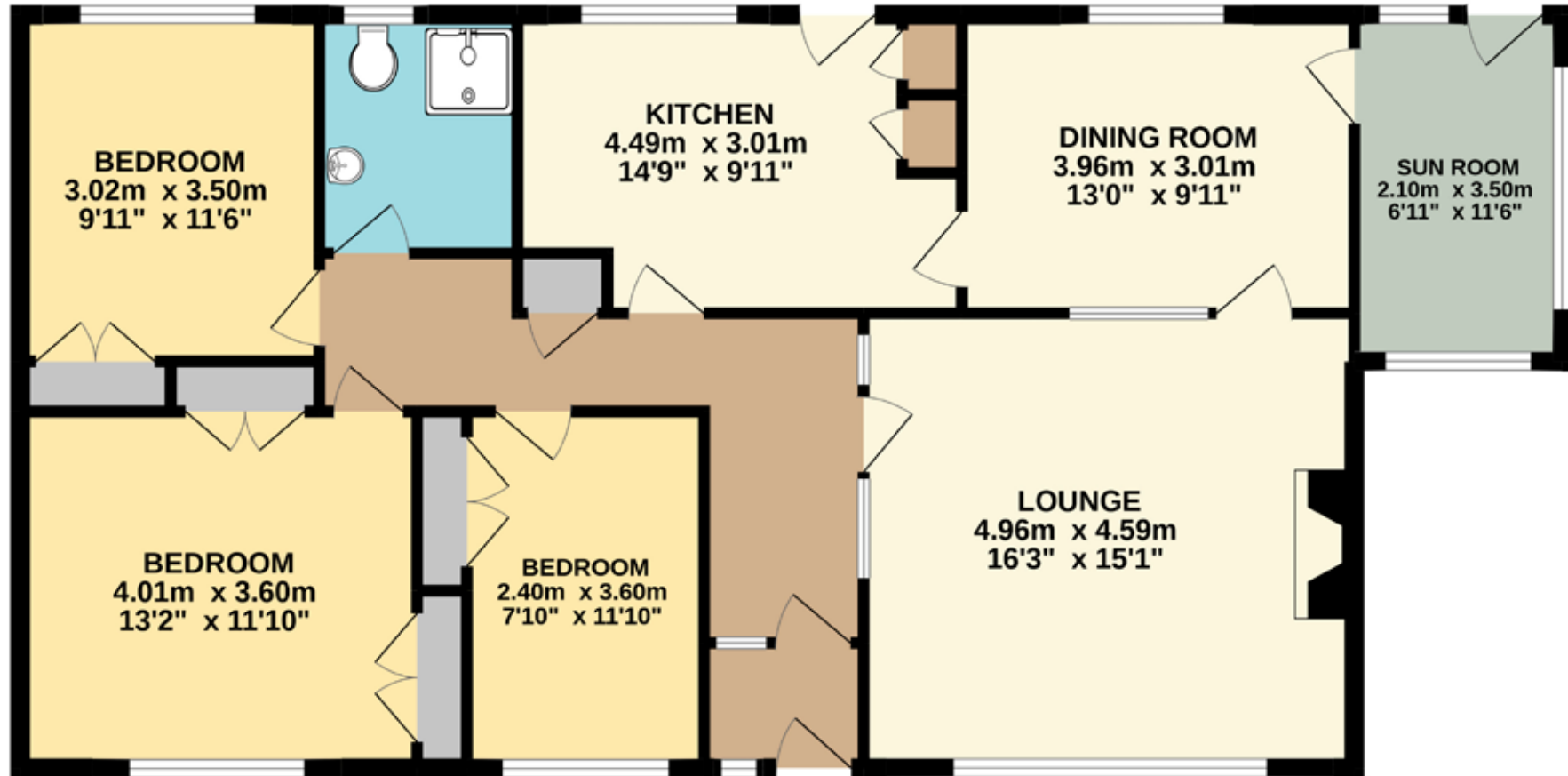
OUTSIDE

Jillinda is surrounded by its own mature garden grounds, which are mainly laid to lawns, mature hedges, specimen trees and shrubs. The grounds offer privacy and the perfect area for alfresco dining or family entertaining overlooking Loch Ken. A driveway leads to an attached single garage.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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SERVICES

- Mains water & electricity
- Oil fired heating system. The heating system is currently operated by Hive, which allows users to control it from their phone or iPad.
- Open fire
- Double glazed throughout
- The telephone has been installed subject to the normal BT regulations

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Norman Fraser, T Duncan & Co**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band F.

HOME REPORT

A Home Report is available to download direct from our website: www.threaverural.co.uk/property

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.



OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared April 2022

