



# CEDARWOOD

Balmaclellan, Castle Douglas, DG7 3QE



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# CEDARWOOD

**Balmaclellan, Castle Douglas, DG7 3QE**

Castle Douglas 8 miles, Dumfries 26 miles, Ayr 44 miles, Carlisle 58 miles, Glasgow 70 Miles

**A WELL PRESENTED DETACHED DWELLINGHOUSE SITUATED WITHIN THE PRETTY VILLAGE OF BALMACLELLAN BENEFITTING FROM STUNNING UNINTERRUPTED VIEWS ACROSS THE GALLOWAY HILLS**

- FOUR BEDROOM DWELLINGHOUSE OCCUPYING AN ELEVATED SITE
- WELL-KEPT GARDEN GROUNDS
- OFF ROAD PARKING
- ATTACHED SINGLE GARAGE
- OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

**FOR SALE PRIVATELY**

**VENDORS SOLICITORS**

Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA  
Tel: 01556 503744



**THREAVE RURAL**

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**SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Cedarwood is situated within the pretty village of Balmaclellan, which is a small hillside village of stone houses with slate roofs, set within a fold of the Galloway hills in Southwest Scotland.

Cedarwood occupies an elevated site with stunning uninterrupted views over the rolling hills and the surrounding countryside. The property is approached from the main street and benefits from off-road parking. The garden grounds are fully enclosed making this a safe, secure environment for children and pets. The property is further improved with raised timber decking to the front, providing a private enclosed area for alfresco dining and family or social entertaining. This area is south facing and during summer days, benefits from the sun all day long.

Balmaclellan is a thriving friendly community with a variety of village run activities taking place throughout the week. In addition to this, The Old Smiddy, within the village, is a satellite centre of the CatStrand art centre in new Galloway and acts as a multi-purpose Heritage and community hub for the Galloway Glens. Primary schooling can be found in the nearby picturesque village of New Galloway with a further range of local services found in St John's Town of Dalry such as a village shop, post office, hotels, etc. with both primary & secondary schooling available. A more extensive range of services can be found in Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with the nearby Loch Ken having regular inhabitants such as ducks, swans, red kites, etc. A feature of Loch Ken is the tourist industry, which has developed around the east bank. Loch Ken is one of the few lochs in the country which allows water skiing, jet skiing and other speed related sports, given that there has been no imposition of any speed restriction on the waterway. 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.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airport of Glasgow within and easy driving distance.

## DIRECTIONS

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 PRICE

Offers for Cedarwood are sought **in excess of: £260,000**

## VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas, DG7 1HY

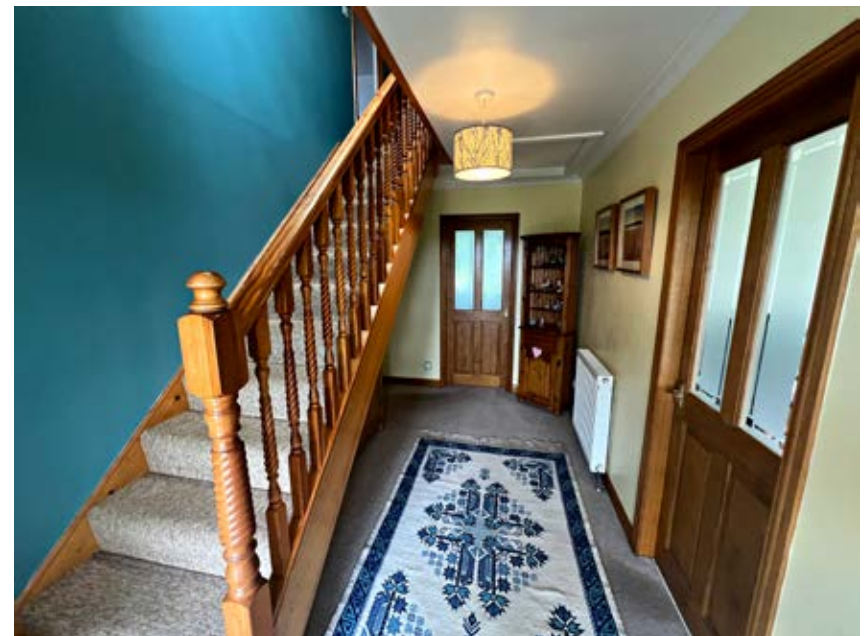
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## PARTICULARS OF SALE

Cedarwood is of brick-built construction rendered under a tiled roof. The property offers bright, airy comfortable family accommodation briefly comprising:



## GROUND FLOOR

- **Front Entrance Porch**  
With tiled floor, full-length window to the front.
- **Central Hallway**  
With stairs off to first floor.
- **Living Room**  
A large bright living room with patio doors providing access to the raised decking to the front with stunning views across the hills and open countryside, wood burning stove set on a slate hearth, window to the side.



- **Kitchen / Dining Room**  
Range of fitted floor and wall units, sink & drainer, Stoves range cooker with cooker hood, dedicated dining area, two windows to the side, window to the rear, underfloor electric heating.
- **Utility Room**  
Plumbed for dishwasher and automatic washing machine, fitted floor and wall units, tiled floor, part glazed door to the rear.

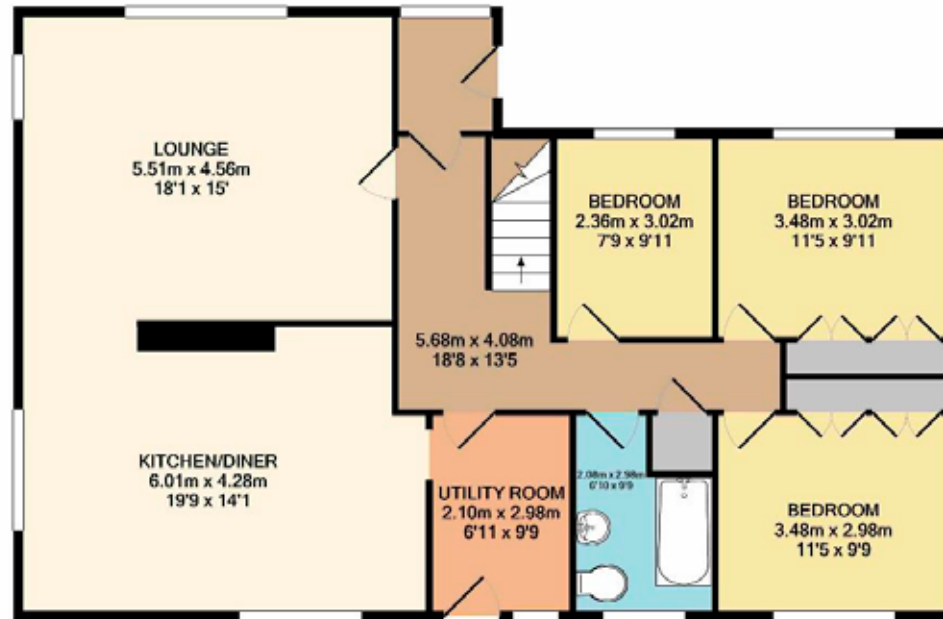




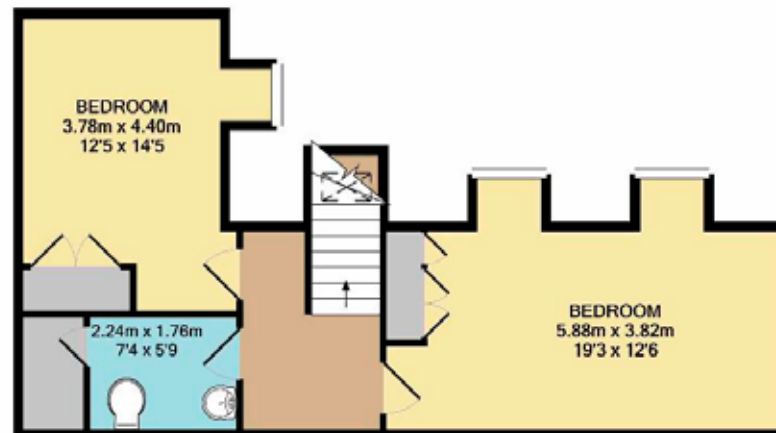
- **Office**  
With window to the front.
- **Family Bathroom**  
With 'L' shaped bath, WC, WHB, window to the rear.
- **Inner Hallway**  
With built-in storage cupboard.
- **Double Bedroom 1**  
With built-in wardrobes, window to the rear.
- **Double Bedroom 2**  
With window to the front.



# Floor Plan



GROUND FLOOR



1ST 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 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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## FIRST FLOOR

- **Master Bedroom 3**  
With built-in wardrobe, two large velux windows to the front, door off providing access to the remainder of the attic space. This space could well have development potential for an en-suite or such like.
- **Cloakroom**  
With WC & WHB.
- **Double Bedroom 4**  
With built-in cupboards, velux window to the side.



## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Electric / Log burning stove / partial underfloor heating	E	E39

## OUTSIDE

The property occupies a large plot with mature well-kept garden grounds surrounding the dwelling, which are mainly laid down to lawns with specimen trees, fruit trees and shrubs. A single attached garage is located to the side of the property.

## HOME REPORT

A Home Report can be downloaded from Threave Rural's website: [www.threaverural.co.uk](http://www.threaverural.co.uk)

## 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, **Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

## 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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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 August 2023***



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