



LILAC COTTAGE
MOSSDALE, CASTLE DOUGLAS



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Attractive contemporary family home with large garden.

New Galloway 3 miles ■ Castle Douglas 10 miles ■ Ayr 40 miles.

Acreage 0.5 acres (0.2 hectares)

Offers Over £385,000

- 2 reception rooms. 4 bedrooms
- Contemporary family home
- Large Garden
- Efficient Home
- Detached Garage
- Peaceful location
- Wheelchair friendly access to the ground floor and outside garden space

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

Mossdale is a small hamlet situated on the edge of the Galloway Forest Park. Situated just 3 miles from the nearby Red Kite feeding station. Mossdale is perfect dog walking and horse riding countryside. The old railway track, now a nature trail, goes 12 miles to Gatehouse of Fleet and offers full access to the Galloway Forest. Nearby New Galloway is a peaceful village located at the northern end of Loch Ken with amenities including: the very popular Kells primary school, The CatStrand Community & Arts Theatre providing film screening, workshops and community events, Glenkens Medical Practice, tea-room and gift shop, as well as a village shop. There is a primary school in New Galloway, with nursery, primary and secondary schools in the nearby village of Dalry (about 3 miles) as well as a shop, the very popular Clachan Inn and a garage (24hr).

A broader range of facilities can be found in Castle Douglas, which is known as D & G's Food Town and has many local individual shops and businesses providing a varied selection of gifts, foods and services. There are both primary and secondary schools in the town along with supermarkets, health services, veterinary services and a thriving livestock market and golf course. Dumfries which is approximately 30 minutes by car is the principal town in the area, and provides a wider range of schools, shops, retail outlets and other services including a larger hospital, the Dumfries and Galloway Royal Infirmary. Also in Dumfries there is the Crichton Campus providing further, and high education courses.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits, and is a popular tourist destination. There is good hill walking in the nearby Galloway Hills and cycling along some of the new designated cycle routes as well the Seven Stanes mountain bike routes, including Dalbeattie Forest and the Galloway Forest Park. The Galloway Forest Park which is known for its beauty and tranquillity and is also recognised as Britain's First Dark Sky Park, which provides astronomers phenomenal views of the stars. For golf enthusiasts there is a nine hole golf course at New Galloway, and the



championship course at Southernness on the Solway Coast, as well as several other courses nearby. The Solway coast is popular with sailors and Kippford and Kirkcudbright have safe moorings

Communications to the area are very good. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network is 40 miles distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport which is about 50 miles to the North. Edinburgh about 80 miles distant, Glasgow about 70 miles.

DESCRIPTION

Lilac Cottage is a contemporary one and a half storey property with 4 spacious bedrooms sitting in an expansive plot in the small hamlet of Mossdale. Completed in 2013, Lilac Cottage provides a modern home offering all the benefits of a contemporary build including; high specification insulation, double glazing throughout, thermostatically controlled oil fired underfloor heating, large open plan kitchen/dining and favourable energy efficiency (C Rated) presented beautifully throughout and offered in true turn key condition. The living room to the rear has an attractive wood burning stove to the corner with a feature exposed flue ideal for a cosy evening. A beautifully spacious and bright home, ideal for family life. Offering a fine balance of bedroom and entertaining space which can be easily adapted to suit the buyers specific needs. The current owners utilise a first floor bedroom as a hobby room. Externally, Lilac Cottage sits in a large plot, extending to about 0.5 acres in all providing parking, small garden to the front. There is a detached garage to the side with a patio area wrapping around the rear of the property. Beyond, a large area of lawn tastefully landscaped with young trees, shrubs and planted flower beds.



ACCOMMODATION

Ground Floor:

Entrance vestibule, Bathroom, Bedroom 1, Bedroom 2, Living Room, Kitchen/Dining, Utility.

First Floor:

Landing, Bedroom 3, Bedroom 4/Office, Bathroom.

GARDEN (AND GROUNDS)

An expansive plot in full about 0.46 acre with a clear outlook to the rear of the property over the ground and woodland beyond. The property grounds are entered via gated entrance with blocked paving to the side and front of the property, providing adequate "off road" parking for a number of vehicles. The drive provides direct access to the front of the detached garage with gated access beyond to the rear garden making it fully dog proof. The majority of the grounds stretch to the rear and mainly laid to grass with planted trees, raised beds and some planted flower beds. The rear patio area provides a fantastic space to entertain friends and family, and can also be accessed from the house via sliding doors from both kitchen and living area. A greenhouse sits behind the garage.

The garage is detached and has an electric roller door to front and pedestrian door access to the side.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

DIRECTIONS

From Castle Douglas head north on the A713, signposted Ayr. At the Townhead of Greenlaw, turn left, signposted Laurieston continue about 3 miles until you reach Laurieston and turn right at the crossroads. Towards New Galloway on the A762. Mossdale is about 3 miles North, upon reaching the village tuning right just before the village shop/post office, Lilac Cottage is the second property on the left, opposite the village hall.





POST CODE

DG7 2NF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: Including.daylight.entertainer

SOLICITORS

Gillespie Gifford & Brown
King Street
Castle Douglas DG7 1NA

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Central Heating (Underfloor Heating to Ground Floor)	Band F	C79	FTTP	YES

LOCAL AUTHORITY

Dumfries & Galloway

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

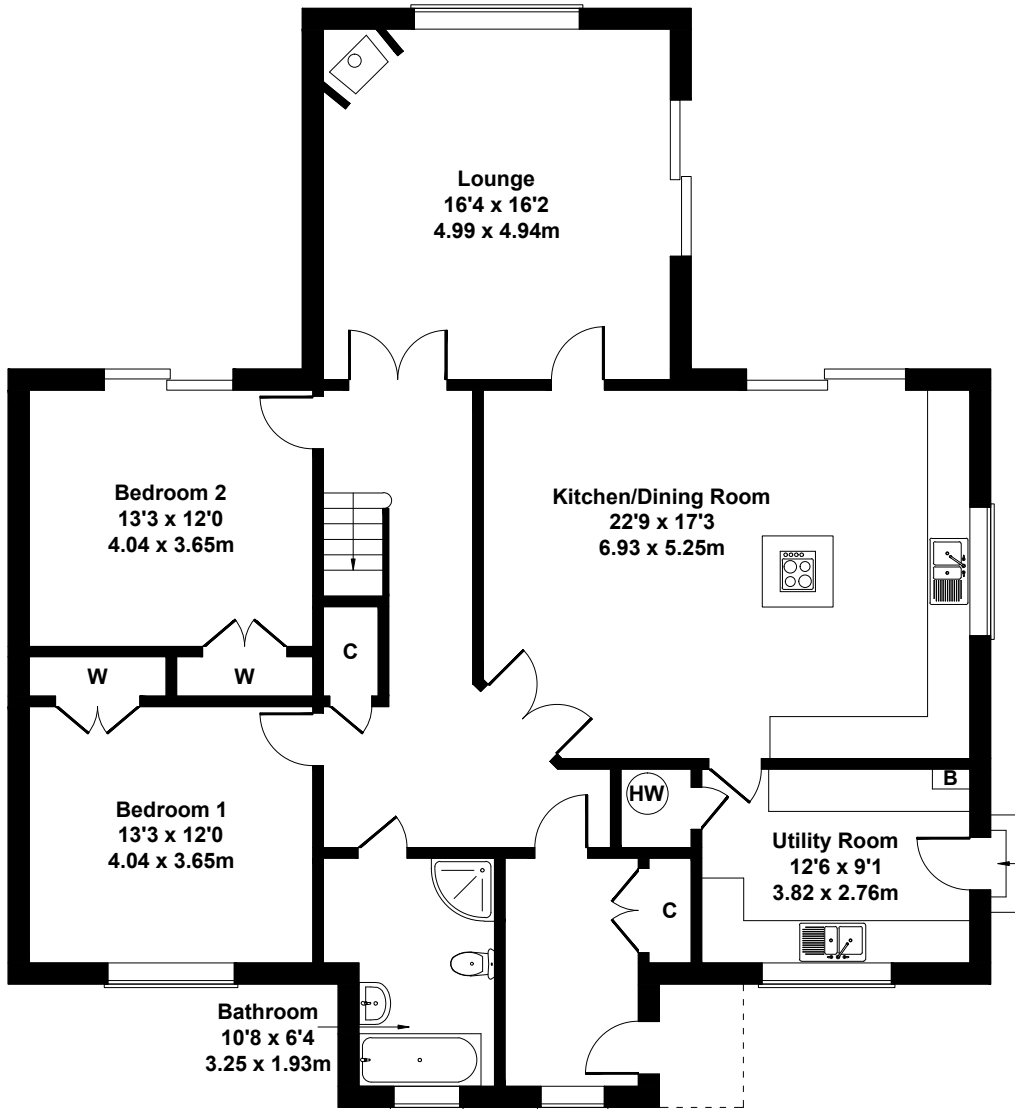
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024

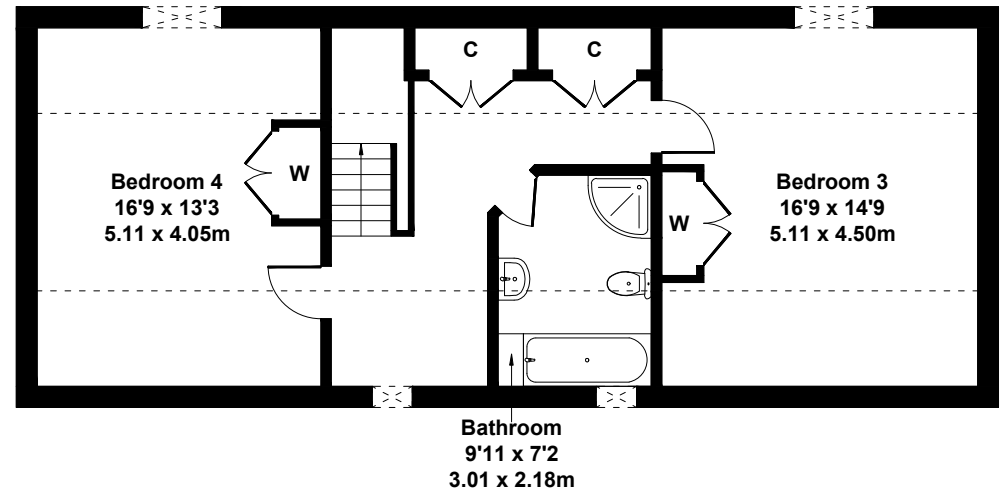


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Approximate Gross Internal Area
2260 sq ft - 210 sq m



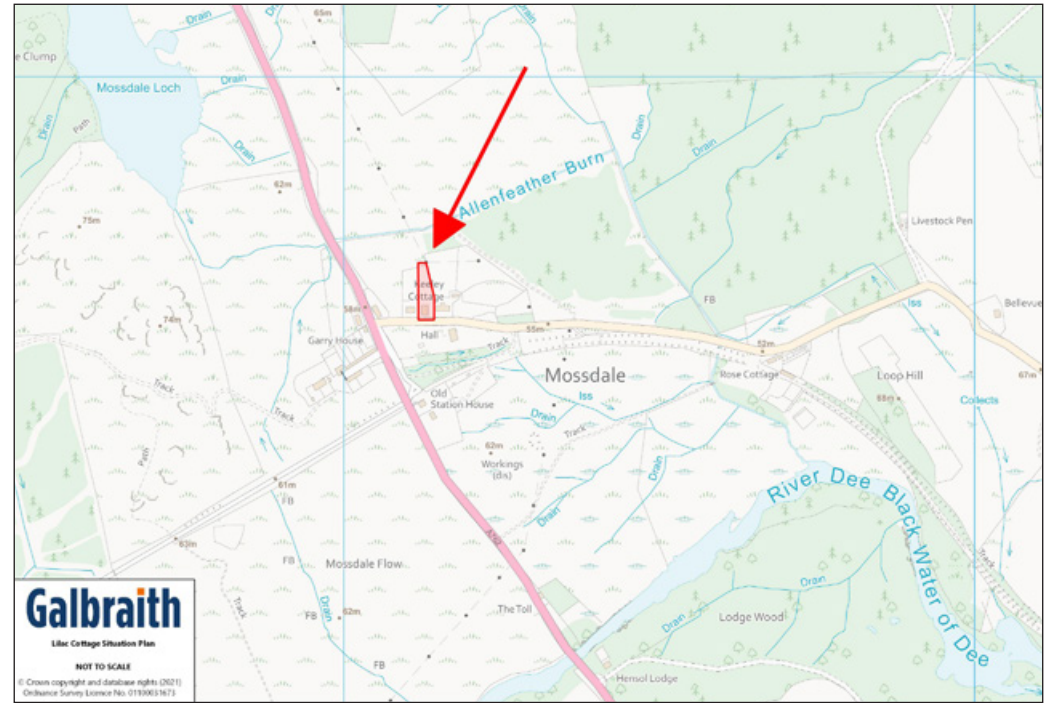
GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





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