



**Old Railway Cottage, Mossdale,
Castle Douglas, DG7 2NF**

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Offers in the region of £200,000

“Attractively located, detached cottage set within generous garden grounds and woodland”

Ground Floor

- + Entrance Porch
- + Lounge
- + Kitchen
- + 2 Bedrooms (1 with En-Suite Shower Room)
- + Bathroom

Outside

- + Garden Grounds and Woodland
- + Workshop
- + Greenhouse & Tool Shed

EPC Rating F



LOCATION

The property is located the small village of Mossdale, adjacent to the A762 and the former station house. The village is convenient for local activities at Loch Ken and nearby forests for walks/cycling. More substantial amenities are available in the nearby towns of New Galloway approximately 5 miles to the north, St. John's Town of Dalry approximately 8 miles to the north, Castle Douglas, approximately 10 miles to the south east and Kirkcudbright approximately 16 miles to the south.

DESCRIPTION

Attractively located detached cottage with driveway and parking set within generous garden grounds and woodland extending to approximately 1¼ acres. The property enjoys well-proportioned, high ceilinged, ground floor accommodation comprising 1 reception room, 2 bedrooms and 2 bathrooms. It has double glazing and electric programmable panel heaters. The property requires refurbishment throughout but offers great potential to create a wonderful family home in a lovely rural setting.

ACCOMMODATION

Ground Floor

Entrance Porch

Glazed external entrance door; UPVC double glazed windows on three sides; coat hooks; fitted wall cupboard; washing machine; vinyl flooring; part obscure glazed wood internal door to the hallway.

Hallway

Archway through to kitchen and glass paned door to lounge; vinyl flooring.

Lounge

Spacious room with a lovely bay window overlooking the garden; fire-place (currently blocked off) and a tiled hearth; fitted carpet; Heatstore electric heater; door to inner hall.

Kitchen

Window to front; range of fitted wall and floor units incorporating stainless steel sink unit and drainer with a tiled splash-back; electric cooker point; under counter space for fridge; wooden clothes pulley; serving hatch to lounge.

Inner Hall

Good space with window to front and window seat under; telephone point; fitted book shelving; shelved storage cupboard with further cupboard above storing hot water cylinder; access hatch to roof space; smoke detector; hot water heating control; coat hooks; electric meters and fuse box; fitted carpet; Haverland electric heater; doors to 2 bedrooms and bathroom.

Bedroom

Double bedroom with window overlooking the rear garden; built-in double wardrobe with hanging space and shelving; telephone point; carpet tiles; Haverland electric heater.

Bedroom with En-Suite Shower Room

Window to front; two high level storage cupboards; fitted carpet; Haverland electric heater; door to en-suite.

En-Suite Shower Room

White suite of w.c. and wash-hand basin; built-in shower cubicle with Redring electric shower and tiled surround; extractor fan; half height tiling to walls; fitted wall mirror; shaver point; tiled flooring; Dimplex wall fan heater.

Bathroom

Obscure glazed window; white suite of bath with tiled splash-back, w.c. and wash-hand basin; extractor fan; fitted carpet tiles; Dimplex wall fan heater.

OUTSIDE

Garden

The garden and grounds extend to approximately 1¼ acres. The property is approached by a long driveway which leads to a parking area/turning point. The delightful established gardens comprise natural gardens with wooded areas and ponds together with areas of lawn and assorted borders of flowers, shrubs and trees. Steps lead up to a pedestrian gate that opens on to the A762 road. Aluminium framed greenhouse with adjoining potting shed, outside water tap and outside lights.

Workshop

Block built with concreted floor; fitted workbench; shelving; windows; wooden door.

VIEWING

By appointment with the Selling Agents.

DIRECTIONS

Please note that the main access to the property is not via the pedestrian gate off the A762. For vehicle access, please take a right turn in the centre of Mossdale and then the next right after the Community Centre. There is a field gate located at the bottom of the driveway leading to Old Railway Cottage. What3words – bundles.greeting.swooning

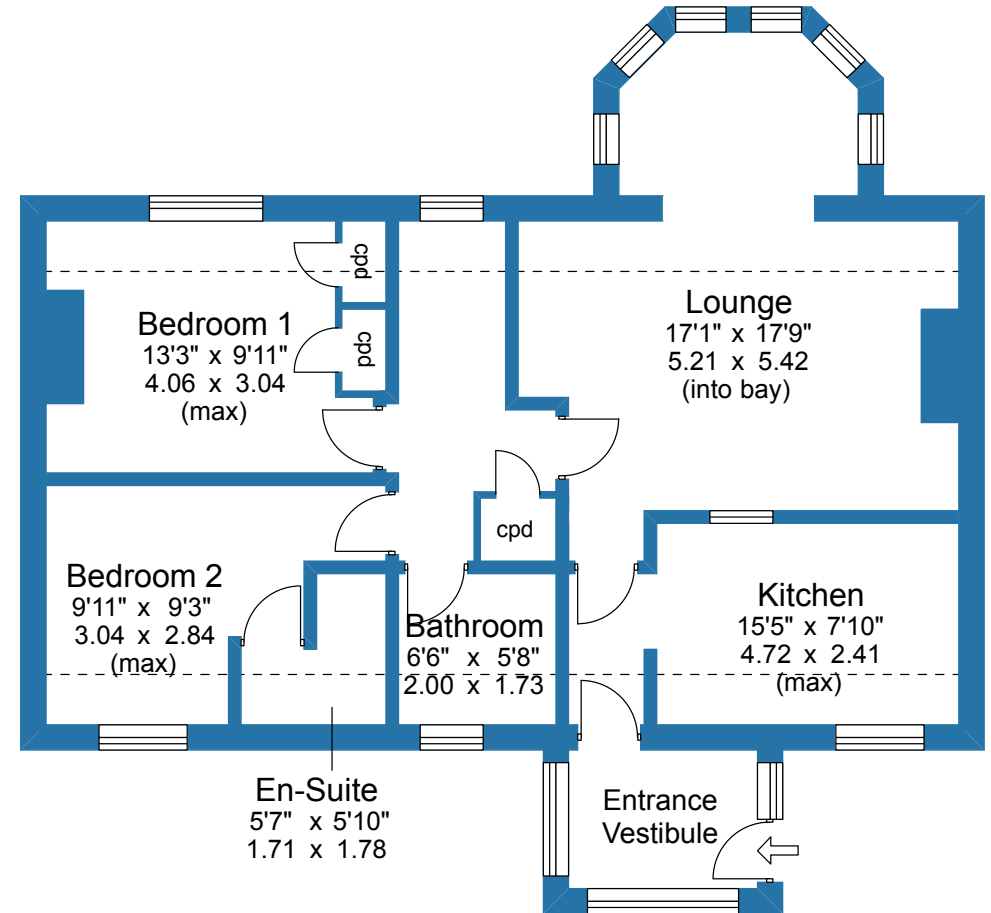
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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