



Burnbank, Gelston, Castle Douglas, DG7 1SH

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Offers over £365,000

“Beautifully refurbished, extended, detached cottage with a detached garden room situated in an attractive village location”

Ground Floor

- + Lounge
- + Open plan Dining Room and Kitchen
- + Shower Room
- + 3 Double Bedrooms (1 with En-Suite Shower Room)
- + Family Bathroom

Outside

- + Garden
- + Off Street Parking
- + Detached Utility Room
- + Detached Garden Room

EPC Rating C



LOCATION

The property is located within an established, residential area in the village of Gelston, adjacent to Gelston Burn and backing on to fields at the rear. Gelston has a popular primary school and village hall. More extensive facilities are available in the nearby town of Castle Douglas, approximately 3 miles to the north east. Also known as "The Food Town", Castle Douglas offers a wide range of independent shops, restaurants, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool, golf course, health centre and all other facilities commensurate with a town of its size.

DESCRIPTION

Beautifully refurbished, extended, detached cottage with parking, sizeable rear garden with outside entertaining space and a detached garden room.

This traditional cottage has been sympathetically refurbished and extended by the seller to provide modern, stylish, open-plan, accommodation spaciouly laid out over the ground floor. It has been finished to a high standard and includes recessed ceiling lights, engineered oak floors, tiled floors, oak internal doors, UPVC double glazing, oil fired central heating and under floor heating in the kitchen and bathrooms. The roof has also been re-slatted.

The property features a beautiful, light-filled, rear facing lounge with picture windows and bi-folding doors that provide direct access to the large outdoor decked area where views can be enjoyed across the garden towards the fields beyond, a well-appointed dining kitchen, a master bedroom with bi-fold doors to the decked area and an en-suite shower room, a further two double bedrooms and three modern, stylish bathrooms.

Outside, the extensive timber decking with glass balustrades and integrated lighting provides an excellent entertaining space, with a play area and lawn beyond. The detached utility and garden rooms are located in the rear garden and parking is available at the side of the property.

ACCOMMODATION

Ground Floor

Entrance Vestibule

Part glazed composite external front door; windows on two sides; downlights; tiled flooring; solid oak stable door to open plan dining room and kitchen.

Shower Room

Spacious room with window to front; modern white suite of w.c. and wash-hand basin in vanity unit; walk-in shower enclosure with attractive tiled surround and mains rain forest shower and handheld shower head; extractor fan; access hatch to roof space; tiled flooring (matching to the wall tiles); ladder chrome towel radiator; under floor heating; oak sliding door to dining room and kitchen.

Open Plan Dining Room and Kitchen Dining Room

Window to front with deep sill and Tuiss electric blinds; solid oak wood mantel beam and electric stove fire on a tiled hearth; downlights; oak engineered wood flooring; two radiators; opening through to inner hall.

Kitchen

Window to side with deep still and Tuiss electric blinds; modern fitted wall and floor units incorporating double Belfast sink unit and quartz worktops, window sill and upstand; integrated Bosch microwave and dishwasher; LG American fridge freezer; Kenwood electric Range cooker; wine cooler cabinet; large cupboard storing Warmflow oil central heating boiler and large hot water cylinder; coat hooks; heat detector; tiled flooring; radiator; under floor heating; opening through to the lounge.

Lounge

Attractive, bright, spacious room with two large picture windows to the side and two sets of bi-fold doors opening on to the extensive decking area with lovely views across the garden towards the fields beyond; two wall lights; television aerial connection; downlights; smoke detector; fitted carpet; radiator.

Inner Hall

The inner hall provides access to the bedrooms and family bathroom. Full height storage cupboard; central heating control; downlights; smoke detector; oak engineered wood flooring; radiator; doors to bathroom, master bedroom and internal door that leads to the other 2 bedrooms.

Family Bathroom

Stylishly finished with window to rear; white suite of spa bath with shower attachment, w.c. with a concealed cistern and double wash-hand basin vanity unit with fitted LED bathroom mirror; built-in recessed bathroom tv and shelving; built-in shower enclosure with mains rain forest shower and handheld shower head; extractor fan; fully tiled walls and tiled flooring; downlights; ladder chrome towel radiator; under floor heating.

Master Bedroom with En-Suite Shower Room

Another spacious, bright room with two sets of bi-fold doors opening on to the extensive rear decking area enjoying viewings across the garden and fields beyond; extensive fitted wardrobes comprising hanging space, shelving, drawers and dressing table unit with fitted mirror; two wall lights; downlights; fitted carpet; two radiators; door to en-suite shower room.

En-Suite Shower Room

Window to side with Tuiss electric blinds; white suite of w.c. with concealed cistern and wash-hand basin vanity unit with fitted LED bathroom mirror; walk-in shower enclosure with mains rain forest shower and handheld shower head; extractor fan; downlights; fully tiled walls and flooring; under floor heating; ladder chrome towel radiator.

Hallway

Access hatch to roof space; doors to the further 2 bedrooms; oak engineered wood flooring; downlights; radiator.

Bedroom 2

Spacious, light room with two front facing windows and deep sills; extensive fitted wardrobes comprising hanging space, shelving and drawer unit; fitted dressing table unit with mirror; television aerial connection; downlights; smoke detector; fitted carpet; radiator.

Bedroom 3

Double bedroom with window to the side; fitted wardrobe and drawer units; television recess; downlights; fitted carpet; radiator.

GENERAL

The items listed in the Particulars of Sale are included in the sale. Further items of furniture may also be included if required.

OUTSIDE

Garden

The pretty front garden comprises a small areas of grass and gravel with a paved pathway to the front entrance. A gravelled parking area with field gate and timber decked area beyond are located at the right hand side of the property. A gravelled pathway along the left side of the property and pedestrian gate lead to the generous sized rear garden. Outside water taps (hot and cold), outside lights and electric hook up for an electric vehicle.

The sizeable rear garden comprises an extensive, elevated, timber decked entertaining area with glazed balustrades and integrated lighting where views can be enjoyed across the garden, adjoining fields beyond and Gelston Burn at the side with small waterfall. The decking steps down to the rear garden which has a large barked play area, grass lawn, paved pathways, planted borders and mature trees. Outside lights and power points.

Utility Room

Detached block built utility room accessed by a UPVC external door; two windows; Belfast sink unit; power and light; Beko washing machine; fitted workbench; wooden clothes pulley.

Garden Room

There is a large detached timber garden room in the rear garden. Planning permission is in place for this, with proposed holiday let accommodation incorporating an open plan lounge/dining/kitchen, bathroom and bedroom. Internally, the timber garden room is partially complete, with timber partitions erected, although these require to be plasterboard lined, and skimmed with internal fixings/fittings put in place. The Garden Room is accessed by glazed French doors with windows to the front side and rear. It has electric power, lighting and water. Externally the building is timber clad, with a pitched and slated roof.

NOTE

The detached, stone built, outbuilding located at the left side of the property and the small paddock adjoining the rear garden may also be available by separate negotiation.

VIEWING

By appointment with the Selling Agents.

HOME REPORT

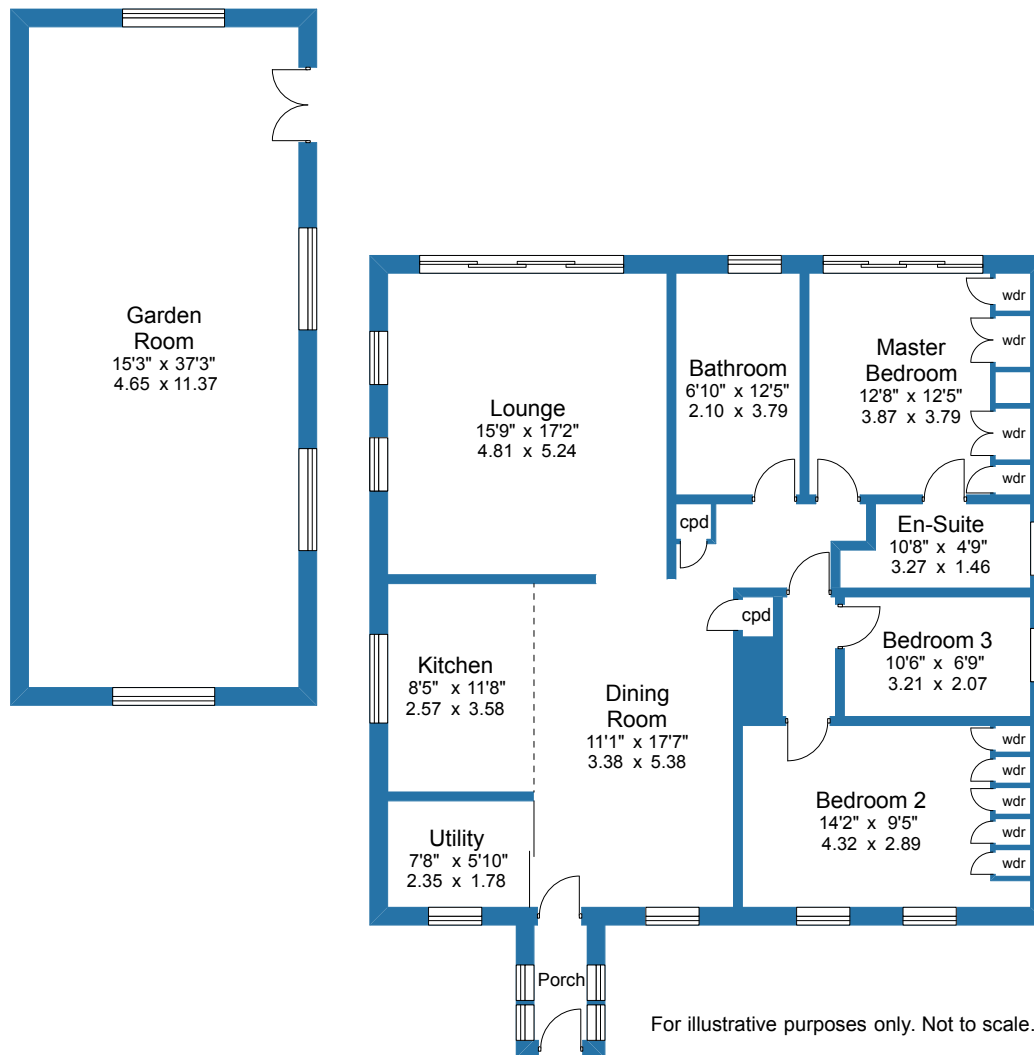
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www. onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

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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01556 503744

33 High Street
Dalbeattie
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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