

Keeley Cottage, Mossdale, Castle Douglas, DG7 2NF

GG&B PROPERTIES

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"Immaculately presented, modern five bedroom detached small holding with 4 paddocks, 2 stables and shepherds hut offering ideal rural living"

Ground Floor
+ Entrance Vestibule
+ Kitchen
+ Utility Room
+ Lounge
+ Dining Room
+ 2 Bedrooms, 1 with En Suite Bathroom
+ Shower Room

First Floor
+ 3 Bedrooms
+ Family Bathroom

Outside
+ Integral Garage
+ Front and Rear Gardens
+ Stables
+ Shepherds Hut
+ 4 acres of Paddocks

Council Tax Band G
EPC Rating C

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LOCATION
Keeley Cottage is located in the small village of Mossdale, convenient for local activities at Loch Ken and nearby forests for walks and 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.

DESPCRIPTION
Immaculately presented, modern five bedroom detached small holding with off street parking for multiple vehicles and single garage alongside rear garden, stables, shepherds hut and 4 paddocks equating to 4 acres. It is in excellent decorative order throughout with the lounge and bedroom 1 offering sliding doors to the rear garden. There are Solar Panels, UPVC double glazing, underfloor heating over both floors, oak doors and oil-fired central heating throughout.

The property enjoys spacious, flexible, light filled accommodation spread over the ground and first floor. A spacious hallway allows access to lounge, modern kitchen with adjoining utility room, dining room, shower room and 2 double bedrooms, one with en-suite bathroom, completing the ground floor. The garage can be accessed via Bedroom 2. Upstairs, a generous sized hallway allows access to 3 double bedrooms with countryside views, served by the family bathroom.

Outside, there are grounds equating to 4 acres with 4 paddocks to the rear and side, as well as 2 stables and a shepherds hut, both with electricity and running water. This property has its own private septic tank.

The ground floor of the property is wheelchair accommodating as wider doors, lower light switches and ramps have been installed.

ACCOMMODATION

Ground Floor

Front Vestibule
A bright entrance vestibule welcomes you into this property through a part obscure glazed UPVC external front door; duel aspect windows; oak part glazed door with side panel into hallway; tiled floor.

Hall
Large bright hall with doors to kitchen, lounge, bedrooms 1 & 2, shower room and under stairs cupboard with shelving; stairs to first with wooden balustrade; Ivor under floor heating controls; Danfoss thermostat; tiled floor.

Lounge
Light-filled, spacious room with window to side and sliding patio doors to paved patio area to rear; Ivor under floor heating controls; Open reach connection point; television aerial connection point; telephone connection point; wall lights; fitted carpet.

Kitchen
Spacious room with window to front; modern fitted wall and floor units with complementing worktops and tiled splashbacks; 1 ½ sink, drainer and mixer tap; AGA with stainless steel extractor chimney hood; Bosch under counter freezer; integrated Bosch dishwasher; space for under counter fridge; pantry cupboard offering generous storage; tiled floor; heat detector; Ivor under floor heating controls; spotlights; part glazed oak door to utility room;

Utility Room
Modern fitted wall and floor units with complementing worktops with tiled splashbacks matching the kitchen; stainless steel sink with drainer and mixer tap; window to front; space and plumbing for washing machine and tumble dryer; space for freestanding fridge; clothes hooks; obscure glazed external door to side to garden; spotlights; tiled floor.

Dining Room
Good sized, light filled room with window to front; television aerial connection point; fitted carpet.

Bedroom 1 with En-Suite Bathroom
Spacious, light filled double bedroom with large window overlooking garden as well as a sliding patio doors to paved patio area; large built in double wardrobe with shelving and hanging space; Ivor under floor heating controls; fitted carpet; door to en-suite bathroom.

En-Suite bathroom
Oak door leading into modern en-suite bathroom with obscure glazed window to rear; corner vanity unit with cupboards housing wash hand basin and W.C with concealed cistern; large corner bath; shower cubicle with glass screens; waterproof wall panels to three walls; heated towel rail; Icon extractor fan; shaver point; wall mounted mirror; spotlights; tiled floor.

Bedroom 2
Spacious double bedroom with large window to rear overlooking garden; built in double wardrobe with shelving; Ivor under floor heating controls; door to garage; fitted carpet.

Shower Room
Modern suite of W.C and wash hand basin in vanity unit with worktop and tiled splashback and corner shower cubicle with glass door and waterproof panels to walls; corner wall unit with cupboard and mirror; heated towel rail; Icon extractor fan; spotlight; tiled floor.

First Floor

Hall
A generously sized, spacious hallway offering access to three bedrooms served by a family bathroom; pleasing wooden balustrade; Ivor under floor heating controls; Velux window to front; access into eaves; slight coomb ceiling; fitted carpet.

Boiler Cupboard
Cupboard housing Honeywell heating and hot water control, oil Worcester boiler controls, water tank and underfloor heating controls; loft access; coombed ceiling; fitted carpet

Bedroom 3
Extensive spacious double bedroom with two Velux windows overlooking paddocks and countryside to rear; large double wardrobe with shelving and hanging space; Ivor under floor heating controls; combed ceilings; fitted carpet.

Bedroom 4
Good sized double bedroom with Velux window overlooking paddocks and countryside to rear; large double wardrobe with shelving and hanging space; television aerial connection point; Ivor under floor heating controls; combed ceiling; fitted carpet.


Relax






KEEP CALM
AND BE A
Unicorn
FROZEN





Bedroom 5
Double bedroom with Velux window overlooking paddocks and countryside to rear; Ivor under floor heating controls; combed ceiling; fitted carpet.

Bathroom
Spacious modern bathroom with suite of W.C, wash hand basin integrated in a vanity unit with cupboards underneath, bath with tiled splashback; corner shower cubicle with sliding door and waterproof wall panels; Ivor under floor heating controls; heated towel rail; shaving point; Icon extractor fan; obscure glazed Velux window; spotlights; tiled floor.

OUTSIDE

Garden
Wooden gates at the front of the property open into the large monoblock driveway with space for multiple vehicles as well leading to the garage. The driveway continues to the side of the house and is bordered by established shrubs and an area laid to lawn to gate opening onto mono blocking and lawn with the Shepherds hut, stables and gate to paddock; gate to paddock to side of the drive; paved area beside garage for bins and access to rear garden through gate; paved patio area with rotary air drier; 1200 litre oil tank; outside water tap; paved patio area and area laid to lawn; outside lights.

Garage
Single integral garage with electric up and over garage door; pedestrian part glazed external door to rear garden; door to bedroom 2; window to side; concrete floor; cupboard housing electric meters.

Shepherds hut
Corrugated PVC shepherds hut, option to use for visiting friends and family members or to let out comprising of a lounge area, double bed, modern kitchen area with unit and complementing worktop, Belfast sink and mixer tap, ceramic induction hob. Wooden door to shower room with white suite of W.C and wash hand basin, shower cubicle with Mira sport electric shower and waterproof wall panels, obscure window, wooden floor, walls, doors and windows.

Stables
Two spacious stables with electricity and running water (only cold).

VIEWING
By appointment with Selling Agents on 01556 504038.

HOME REPORT
A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS
Offers in Scottish Legal Form should be submitted to the Selling Agents. The seller reserved the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



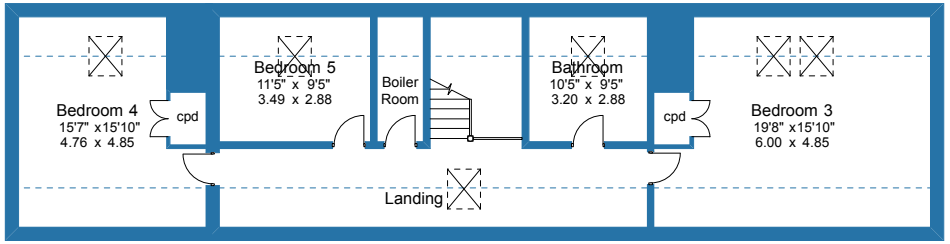




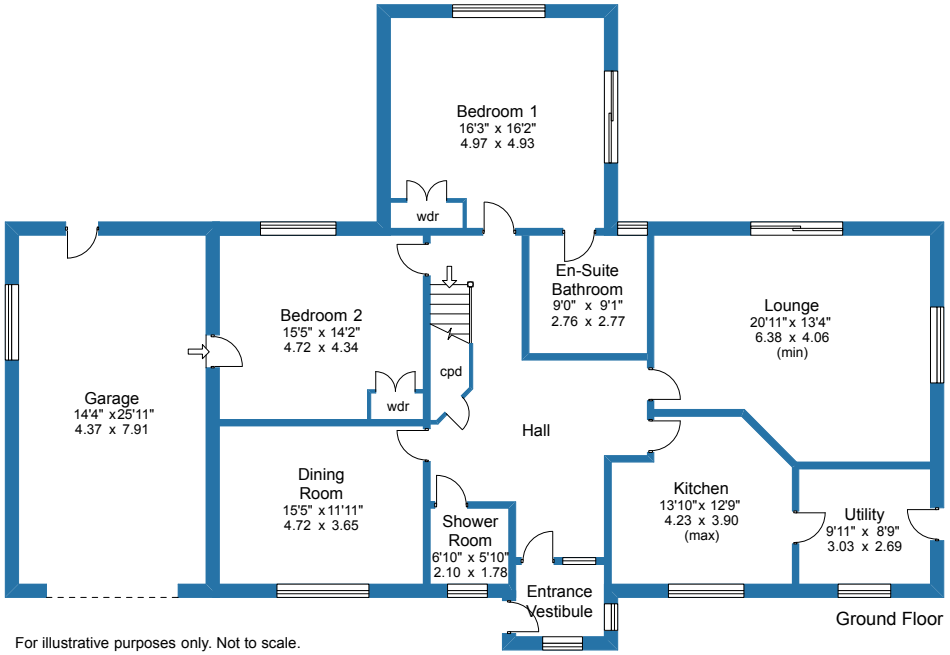








First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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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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