



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# LYLACH COTTAGE

BALMACLELLAN, CASTLE DOUGLAS, DG7 3QE

**Surprisingly spacious traditional 1 ½ storey Galloway cottage located within the popular Glenkens Village of Balmacellelan.**



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## **Accommodation:**

### **Ground Floor:**

Entrance Hallway  
Sitting Room  
Kitchen  
Inner Hall  
Shower Room

### **First Floor:**

First Floor Landing  
Bedroom 1 (Front Facing)  
Bedroom 2 (Rear Facing)

### **Outside:**

Rear Garden





Lylach Cottage is a well-proportioned traditional Galloway House located in a quiet yet central location within the village of Balmaclellan. This delightful terraced cottage benefits from a bright and spacious front facing reception room and 2 generous double bedrooms.

Balmaclellan is an interesting village, quietly placed off the Kenbridge – Corsock Road so is convenient for the main A713 running between Ayr and Castle Douglas. The main local centre of Castle Douglas is little more than 20 minutes by car. Dumfries and Ayr are similarly easily accessible. New Galloway is less than 2 miles from Balmaclellan and Dalry is less than four miles from Lylach Cottage. Between them they have a reasonable range of local services including general grocery shops, hotels and restaurants. Dalry has a senior and primary school and New Galloway a primary school. New Galloway has a nine-hole golf course, a modern medical practice and the purpose built “CatStrand” of the Glenkens Community Arts Trust initiative offers an excellent range of community activity and artistic and musical performances.

Balmaclellan itself has an excellent shop and is visited by a mobile Bank and Post Office. There is a Post Office in nearby New Galloway. The Village Hall in Balmaclellan enjoys a number of community activities. The surrounding area offers excellent walking and other rural pursuits.

ACCOMMODATION

Entered through UPVC double glazed exterior door into:-

ENTRANCE HALL 2.50m x 0.89m

Bright welcoming hallway with natural slate tiled floor. Carpeted staircase leading to first floor level. Ceiling light. Wooden 15 pane glazed door leading to:-



SITTING ROOM 4.54m x 4.39m

Bright and spacious front facing reception room with ample natural light from front facing wooden double glazed window with deep sill beneath. Curtain poles and curtains. Open fireplace with tiled hearth and wooden mantle above. Radiator. Spacious under stair area. Natural slate tiled floor. Ceiling light. Wooden 15 pane glazed door leading to:-

KITCHEN 3.36m x 3.36m

Located to the rear of the property is a well-positioned kitchen with double glazed window to rear. UPVC double glazed door leading out to rear garden. Fluorescent strip light. Freestanding shaker style dresser. Radiator. Fridge Freezer. Extractor fan. Oil fired boiler. Stainless steel sink with mixer tap above and drainer to side and cupboard beneath and laminate work surfaces to side. Washing machine. Freestanding Electric cooker. Wall mounted stainless steel shelving and pan rack. Natural slate tiled floor. Doorway leading to:-

INNER HALL 1.00m x 1.55m

Wall mounted fixed mirror. Coat hooks. Ceiling light. Natural slate tiled floor. Wooden 15 pane glazed door leading to:-

SHOWER ROOM 2.37m x 1.55m

Suite of white wash hand basin and WC with tiled splash backs. Radiator. UPVC double glazed window to rear. Shower cubicle with electric shower above and tiled splash backs. Wall mounted halogen heater. Ceiling light. Extractor fan. Natural slate tiled floor.

Carpeted staircase leading to first floor landing.



FIRST FLOOR LANDING Ceiling light. Fitted Carpet. Doorways leading off to 2 double bedrooms.

DOUBLE BEDROOM 1 (Front Facing) 4.77m x 4.42m

Bright and spacious front facing master bedroom with stripped wooden floor boards. Beautiful exposed stone feature wall to one side with former open fireplace (which is not in use) with tiled hearth. Two front facing double glazed windows with deep sill beneath. Curtain pole and curtains. Partially coombed ceiling. Ceiling light. Radiator. Loft access hatch.

DOUBLE BEDROOM 2 (Rear Facing)

Well-proportioned rear facing double bedroom enjoying a pleasant outlook across the garden and neighbouring farmland. Large UPVC double glazed picture window with curtain pole and curtains above. Stripped wooden floor boards. Ceiling light. Partially coombed ceiling. Radiator. Loft access hatch.

OUTSIDE

Lylach cottage benefits from a spacious rear garden which can be accessed directly from the Kitchen. Steps lead up to a generous formal lawned area bordered by shrubs and hedging. This tranquil oasis looks on to neighbouring farmland. Wooden Shed.

CONTENTS

A number of items may be available by separate negotiation.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]





SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

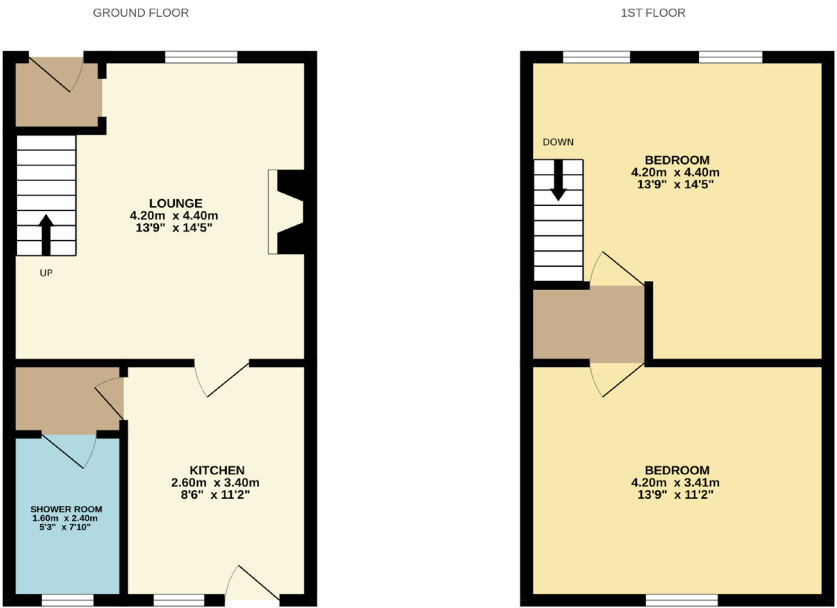
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SAK/SALVS01-01



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Measure 02/25

**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE:** (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440  
**GATEHOUSE OFFICE:** The Kiosk, Gatehouse of Fleet DG7 2HP  
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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