




McEwan Fraser Legal

Solicitors & Estate Agents

01387 218 080

Burnbank

BALMACLELLAN, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY, DG7 3QF

THE LOCATION



Balmacellan offers a village shop, with other amenities in nearby New Galloway including: the very popular Kells primary school, The Cat Strand Community and Arts centre, providing film screening, workshops and community events, the Glenkens Medical Practice, two hotels, tea-room and gift shop, as well as a village shop, and also a post office.

Both primary and secondary schools can be found in the nearby village of Dalry (about 3 miles) as well as a shop, 2 hotels and a 24-hr garage.

A broader range of facilities can be found in Castle Douglas, which is known as Scotland'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, golf course and a thriving livestock market. Dumfries which is about 23 miles distant is the principal town in the area and provides a wider range of schools, shops, retail outlets and other services, including a new state of the art

hospital which was completed in December 2017.

Also in Dumfries, there is the Crichton Campus providing further, higher education courses, as well as the multi-million-pound sports and Leisure complex DG One offering a variety of events including; theatre cultural events, conferences and concerts.



BURNBANK



We are delighted to bring to the market this lovely three bedroom detached Bungalow, set in a popular family-friendly area that is well known for its neighbourly spirit. Some of the old fashion values that make a street a community are alive here.

Internally the particularly spacious family home is in excellent decorative order throughout.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a high standard throughout and, although of modern design, this

substantial home offers spacious apartments similar to those found in traditional builds.

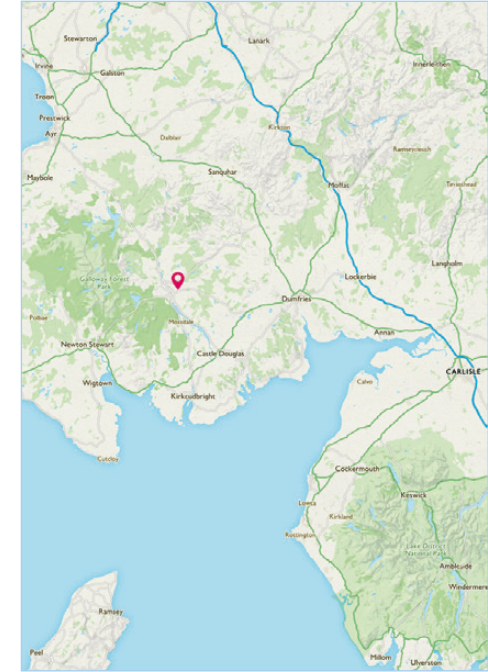
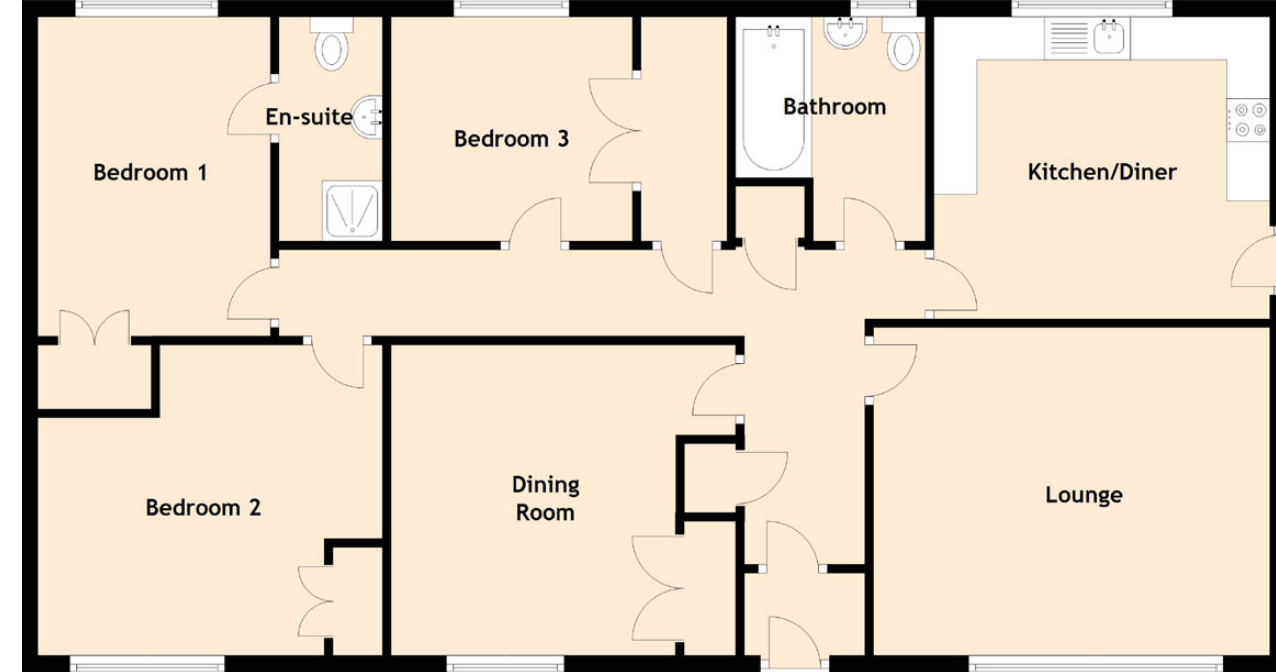
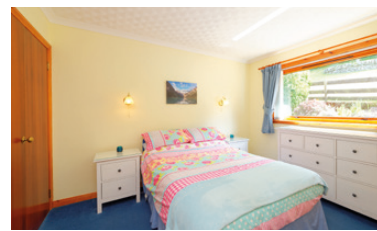
The property can be accessed onto a private driveway, which provides off-road and leads to a large single garage. In more detail: The accommodation comprises; vestibule, entrance hallway with two large storage cupboards, impressive lounge which overlooks

the front garden and has the benefit of plenty of natural light gained from the window to the front. The kitchen has a quality range of floor and wall mounted units which are topped with stunning worktops, there is also room for a small table and chairs for more informal dining. The formal dining room has ample space for a dining table and six chairs and could be utilised as a fourth bedroom if required. The

three piece tiled bathroom is bright and fresh, finished in a white suite with a shower over the bath. There are three good sized double bedrooms, all with fitted wardrobes and all with ample space for free-standing furniture if required. The master also boasts a stunning en-suite.

The garden space is secure and on sunnier

days offers a great place to relax, unwind and enjoy a glass with stunning views. There is a large garage to the side and a drive for off-street parking. The front is landscaped and has a stunning stream running beside a dry stone wall. Early viewing is strongly advised for this lovely family property with bags of further potential, that's just waiting for a new family to call it 'home'.

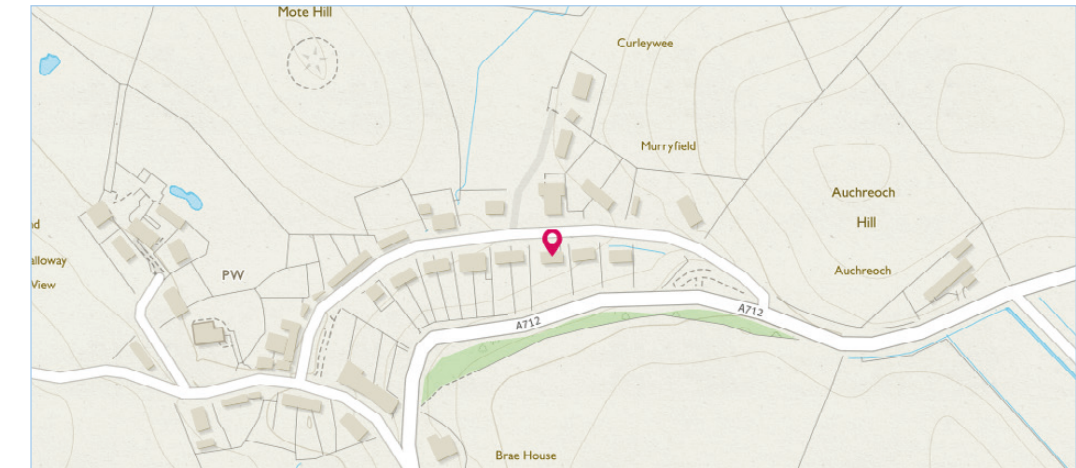


Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1" x 3.80m (12'6")
Kitchen/Diner	3.90m (12'10" x 3.50m (11'6")
Dining Room	4.00m (13'1" x 3.60m (11'10")
Bedroom 1	3.70m (12'2" x 2.70m (8'10")
Bedroom 2	4.00m (13'1" x 3.60m (11'10")
Bedroom 3	2.80m (9'2" x 2.60m (8'6")
Bathroom	2.60m (8'6" x 2.20m (7'3")
En-suite	2.40m (7'10" x 1.20m (3'11")

Gross internal floor area (m²): 102m²

EPC Rating: E






Solicitors & Estate Agents

Tel. 01387 218 080
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SCOTT YULE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer