



**SHIERGLASS**

BALMACLELLAN, CASTLE DOUGLAS

**Galbraith**





# SHIERGLASS, BALMACLELLAN, CASTLE DOUGLAS

A beautifully presented 2 bedroom end of terrace property in a peaceful village location.

New Galloway 2 miles ■ Castle Douglas 14 miles ■ Dumfries 23 miles

**Offers over £175,000**

- 1 reception room. Kitchen/Dining. 2 bedrooms. 2 Bathrooms.
- Peaceful village location
- Attractive raised decking area
- Countryside views to the rear
- Adaptable lower ground space that could provide further accommodation space
- Tranquil South facing garden
- No onward chain / vendor is moving into tied accommodation.

**Galbraith**

Castle Douglas  
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### SITUATION

Shierglass occupies a peaceful location in the heart of Balmaclellan. Close to Scotland's smallest Royal Burgh New Galloway (2 miles distant). Balmaclellan has a village shop and The Old Smithy, which is an arts centre twinned with The Catstrand based in New Galloway. The Catstrand has a café, exhibition space, shop and 90 seater theatre where events run all year round. New Galloway has two hotels, community shop, Glenkens medical practice, as well as a popular 9 Hole Golf course. Kells Primary School is situated in New Galloway and buses provided to Secondary school in St Johns Town of Dalry and Castle Douglas. Within walking distance of Shierglass is the popular Ken Bridge Hotel with beautiful situation near the River.

The nearby market town of Castle Douglas has a good range of shops, supermarkets, and other services, and is designated Dumfries and Galloway Food Town. The regional capital of Dumfries, about 23 miles distant, offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with a daily bus service and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 50 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 43 miles to the north. Both Glasgow and Edinburgh with their international



airports are 75 and 85 miles respectively. A daily ferry service to Northern Ireland operates with Stena Link from Cairnryan 46 miles to the west, close to Stranraer.

### DESCRIPTION

Shierglass is a delightful end of terrace property within a peaceful village setting. Deceptively spacious accommodation over two floors with the lower ground basement, accessed externally, offering additional hobby/workshop space with electric or the opportunity to extend accommodation space should the purchaser desire. Presented beautifully throughout, the new front door opens into a bright staircase hallway with utility area subtly housed under the stairs. Opposite a modern fitted shower/wet room. To the right is a spacious double aspect living room with wood burning stove at the heart. The kitchen/dining area offers a delightful sociable space with window to the front and recently replaced french doors opening to the raised deck area, a seamless extension to the living space during fairer weather and an ideal space to relax and dine al fresco whilst enjoying the peaceful setting and outlook. An integrated oven/grill with worktop electric hob, and extractor over, provide the cooking facilities. Space for fridge freezer which is included with the sale together with the central portable island. Sink with drainage board and integrated dishwasher under.

To the first floor two sizeable double bedrooms with an abundance of storage and front facing windows. A bathroom sits between with w.c, wash hand

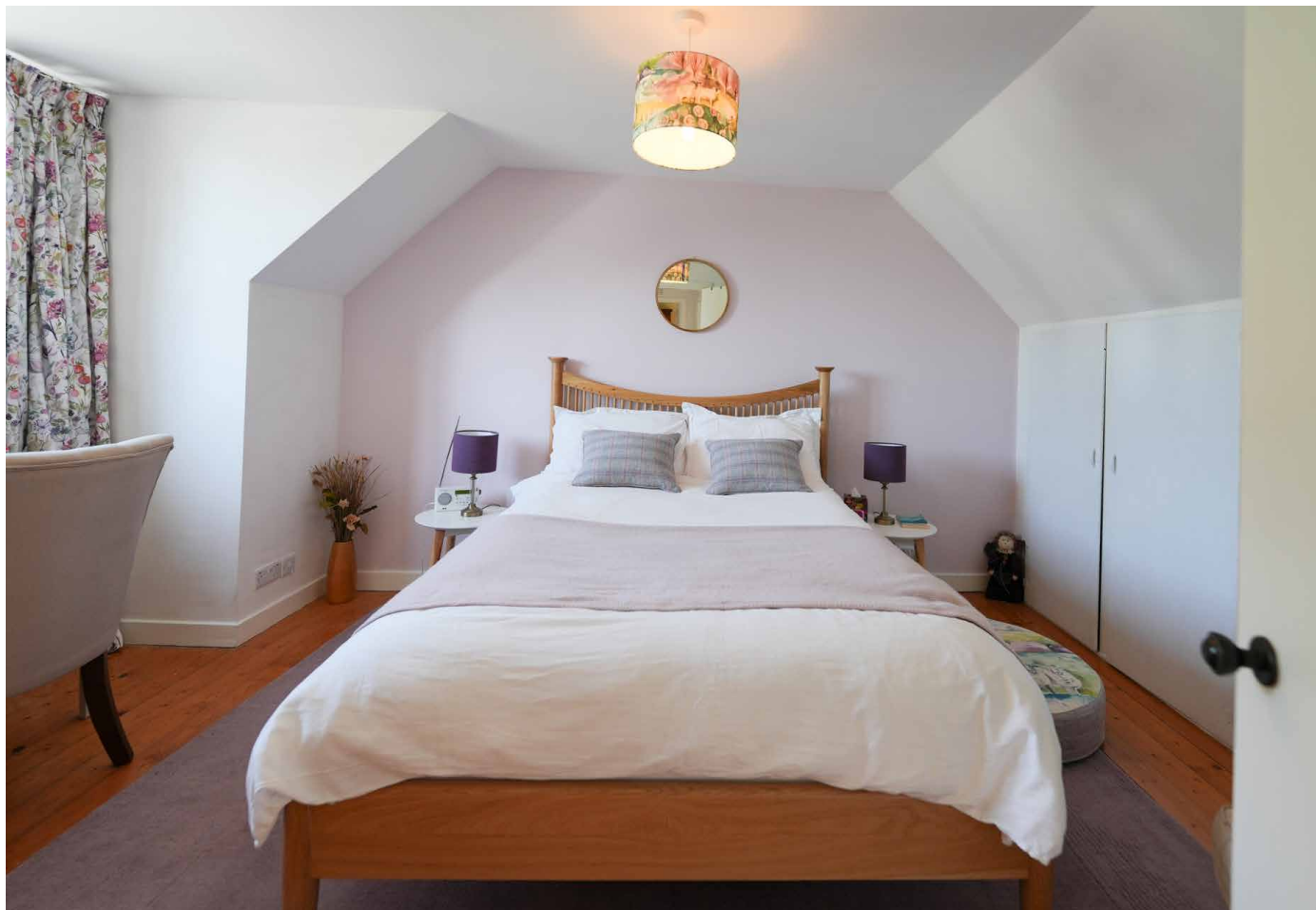
basin and large corner bath and a large storage cupboard on the opposite side of the light filled landing, with a large south facing window framing the countryside views.

In the lower ground basement, accessed externally the basement provides huge additional space and potential to extend or adapt specific to the buyer's needs with potential to have stairs coming down from the ground floor subject to relevant permissions. Comprising 4 rooms in total. One room currently houses the Fischer aqua efficient boiler which provides hot water on demand- with zero maintenance as no annual service required. It can also be controlled remotely via an app.

The outdoor space, beyond the stunning raised deck with timber and glass balustrade, is a delight. A haven of quiet with a relaxed seating area at the bottom, a space to enjoy the far-reaching views. Benefitting from a Southerly orientation.

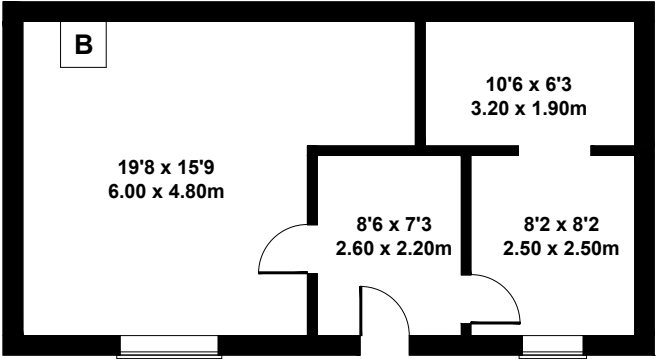
Shierglass provides a delightful home in turn key condition offering many appealing attributes with huge potential to adapt the additional space.

No onward chain / vendor is moving into tied accommodation.

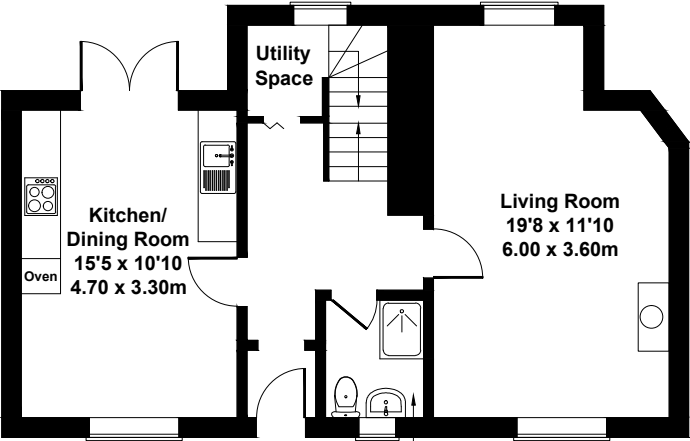


**Shierglass, Balmaclellan**

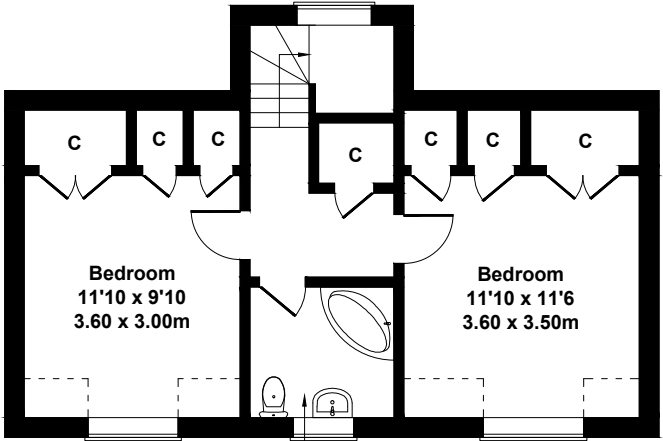
Approximate Gross Internal Area  
1561 sq ft - 145 sq m



**BASEMENT**



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025







ACCOMMODATION

Ground Floor: Hallway. Kitchen/Dining. Living Room. Shower Room. Under stair Utility space.

First Floor: Bedroom. Bathroom. Bedroom. Cupboard.

Basement: 4 Rooms. Externally accessed.

GARDEN

A delightful garden space to the rear with vehicle access for one to the side. Directly to the rear of the house, accessed form the Kitchen via double doors is a delightful, raised decking area providing a delightful seating/dining space to enjoy. Under the decking is a storage/log store area and access to the lower ground level. The garden extends towards a peaceful seating area with views over the countryside beyond. Border beds line an area of lawn.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Fischer Electric Boiler	Band C		Superfast	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The neighbouring property has a right of access through the garden for bins, maintenance etc.

POST CODE

DG7 3QE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: purple.minimums.mimes

SOLICITORS

Garden Stirling Burnet  
Haddington Office

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

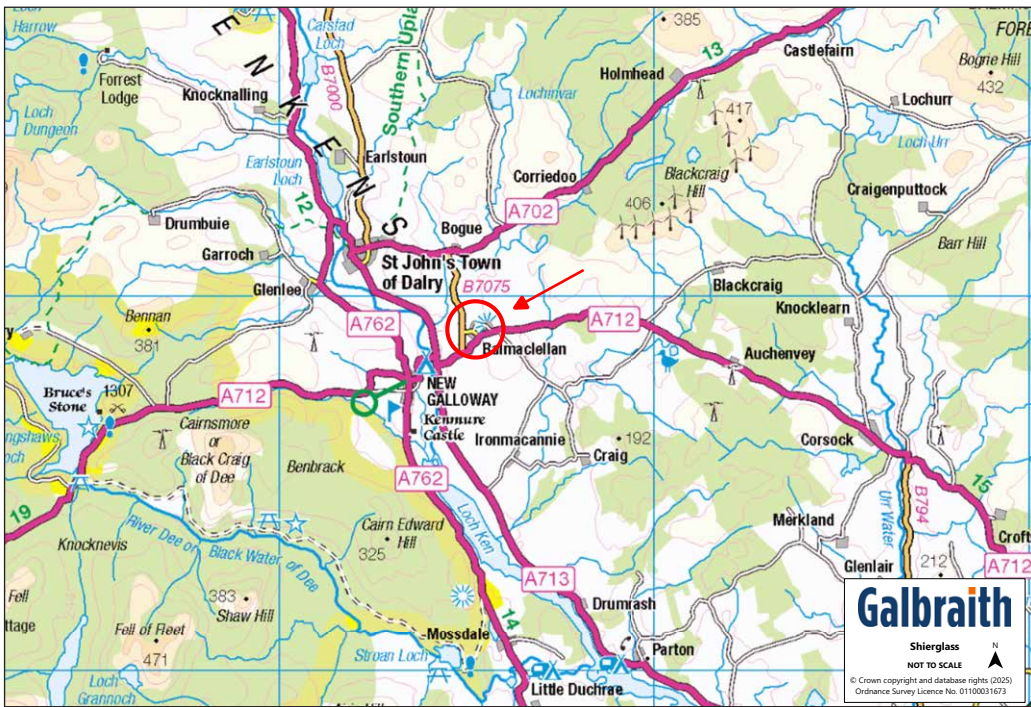
VIEWINGS

Strictly by appointment with the Selling Agents.

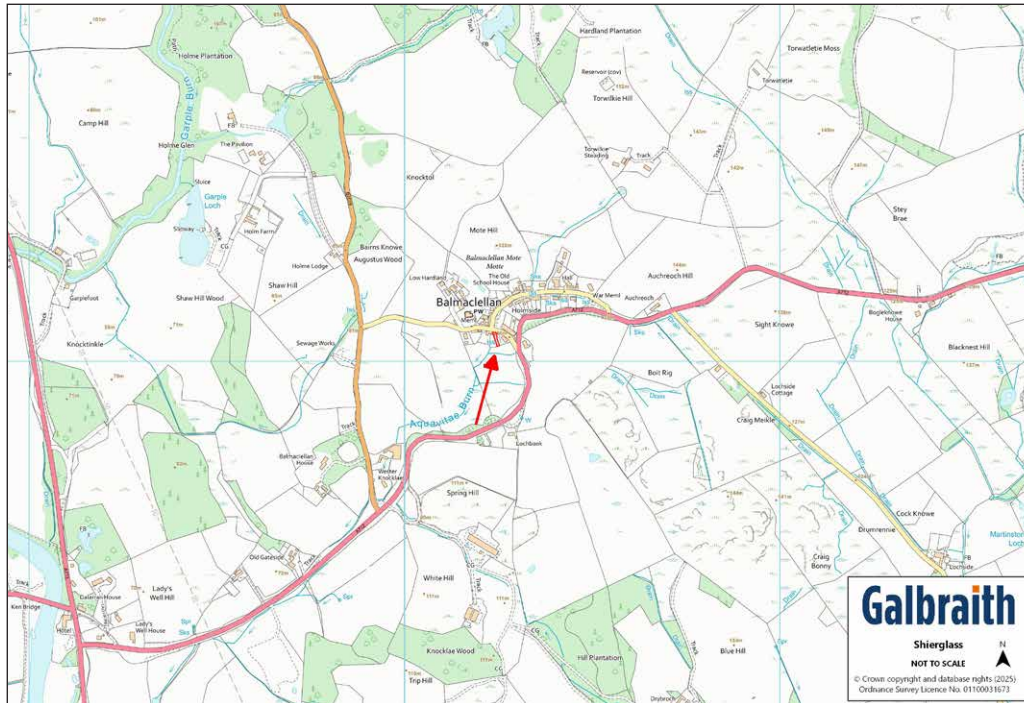
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.







## IMPORTANT NOTES





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