



Moss Side

Moss Side, Clarebrand, Castle Douglas, Dumfries and Galloway, DG7 3AN

Galbraith

A generously proportioned family home in an idyllic rural setting within easy reach of Castle Douglas.



Castle Douglas 3.5 miles Dumfries 18.5 miles



 4  2  2

2 reception rooms. 4 bedrooms

Lovely rural views

Spacious stable block

Large garage/workshop

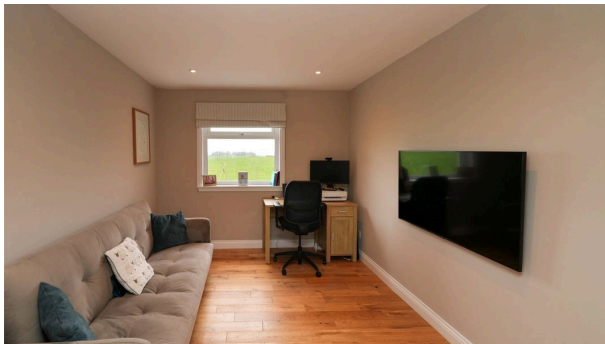
Offers Over £375,000

Situation

Moss Side sits in rolling countryside a short drive from Castle Douglas. Castle Douglas is a bustling market town with a range of individual shops as well as three supermarkets. There are both primary and secondary schools as well as a health centre. Other services such as solicitors, accountants and vets can also be found. The nearby village of Crossmichael also boasts a primary school in addition to a well-stocked village shop/post office, and a pub.

A wider range of high street shops, large supermarkets and retail parks are available in the regional capital of Dumfries, alongside college and university campuses.

There are mainline train stations in Dumfries and Lockerbie, with access to the motorway network at Moffat (M74), Lockerbie (M74) and Gretna (M6). Glasgow and Edinburgh airports are both around 2 hours' drive away.



Description

Moss Side is a generous family home which has been renovated and re-configured by the current owners over the last few years. An impressive sitting room with log burner provides a great space for family gatherings and entertaining friends, supported by a bright and spacious dining kitchen featuring a central island and patio doors. For everyday life, a snug provides a more relaxed family space. Four bedrooms, a family bathroom and a partially completed en suite bathroom provide plenty of comfortable accommodation for a growing family.

Outside, a large garden has parking and areas of lawn for both outside entertaining and for children and pets to play. A timber stable block lends itself to a number of uses. The large garage has room for workshop facilities as well as a further loose box.

All in all, Moss Side is a wonderful opportunity to acquire a spacious family home in a rural yet highly accessible location.

ACCOMMODATION

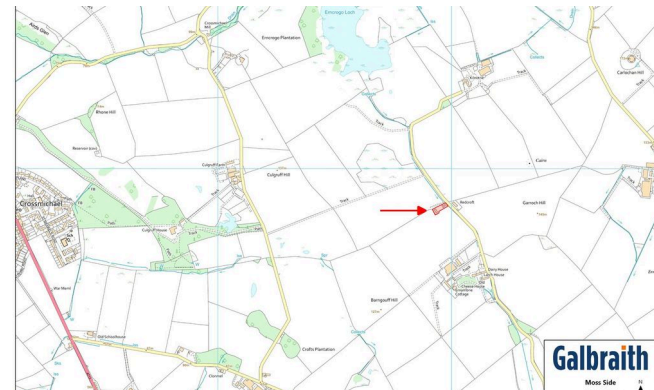
Ground Floor: Hallway. WC. Sitting Room. Dining Kitchen. Snug/Family Room. Bedroom 1

First Floor: Bedroom 2. Bedroom 3 (with partially complete en suite shower room). Bedroom 4. Family Bathroom.

OUTBUILDINGS

Stable Block
3.90m x 10.88m
Garage/Workshop
7.30m x 6.85
Includes additional loose box



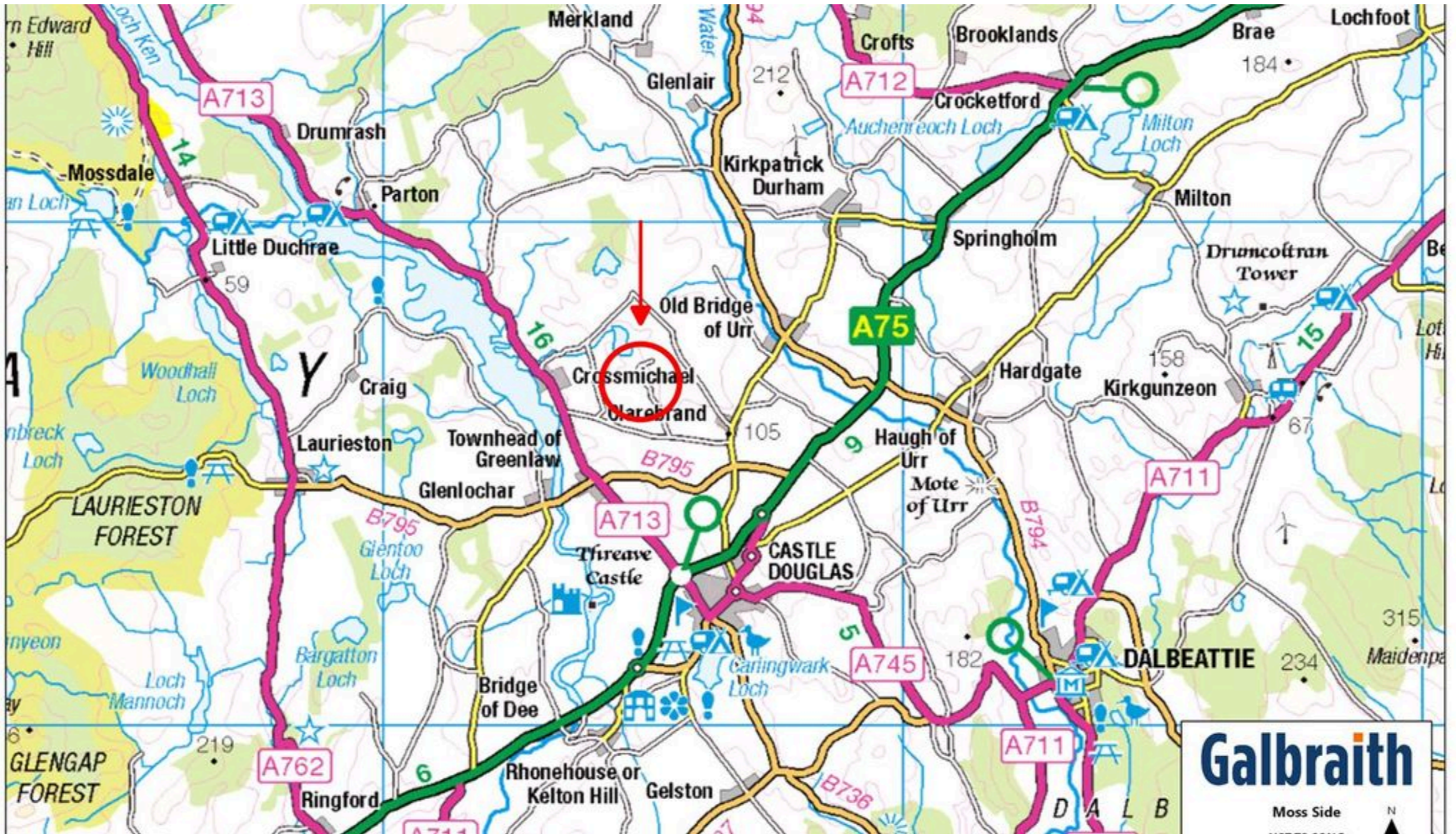


IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. 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. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 28th April 2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



DG7 3AN



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Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Tenure

Local Authority

Dumfries and Galloway Council

Council Tax

E

EPC

D62



Services

Water

Mains

Electricity

Mains

Drainage

Septic Tank

Central Heating

Oil CH

Internet

FTTP



Additional Information

Parking in garage and parking area
There is a right of access over the private road leading to the driveway.

Plans

Total Area: 171m²

