



A new, contemporary three bedroom semi-detached barn conversion

In semi rural surroundings - live the life of your dreams!

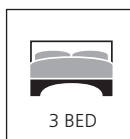


Rhone Park Cottage

Crossmichael, Castle Douglas, Dumfries and Galloway, DG7 3AS



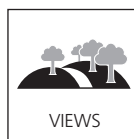
Scan Here!



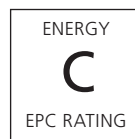
3 BED



3 BATH



VIEWS



ENERGY

C

EPC RATING

THE AREA



“...This area is well known for its mild climate, unspoilt countryside and has become increasingly popular for leisurely passtimes...”



CROSSMICHAEL

NEAR CASTLE DOUGLAS | DUMFRIES & GALLOWAY

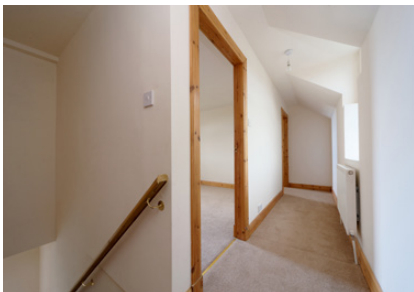
Rhone Park Cottage is situated in the village of Crossmichael at the Southern end of Loch Ken, 4 miles from Castle Douglas. It has a Post Office/shop, inn, primary school and church whilst the main market town for the area, Castle Douglas, offers a much wider range of shops, services and recreational facilities.

Castle Douglas 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, shops, professional services, small theatre and golf course. The harbour town of Kirkcudbright, about 12 miles, is also known as Scotland's Artists Town, and is also very popular with a varying range of festivities and events.

This area is well known for its mild climate, unspoilt countryside and has become increasingly popular for leisurely passtimes. There is excellent hill walking in the

nearby Galloway Hills, cycling along some of the newly designated cycle routes and mountain bike routes in the Galloway Forest Park as well as water sports at Loch Ken, shooting and specialist trout or salmon fishing. For golf enthusiasts there is the championship course at Southernness and there are several other courses nearby. Kirkcudbright is renowned for its "blue-flag" marina providing excellent sailing facilities.

This particular corner of Scotland has, in recent years, become increasingly popular with commuters from across the Central Belt as all major roads can be easily accessed, including the newly-built M74 which can be reached in about 40 minutes. A main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. Both Glasgow and Edinburgh can be reached within two hours of the town and holds huge appeal for those who are seeking an escape from the busy city life.



Rhone Park Cottage

CROSSMICHAEL



Part Exchange Available! We are delighted to bring to the market this lovely three bedroom, semi detached barn conversion. Having an eye for style and quality, the current owner has professionally renovated the original farmhouse and barn into a new contemporary dwelling. Attention to detail and saving money on energy bills has been on the owner's mind when renovating this house. As well as accustomed double glazing, this property has under floor heating throughout the ground floor, is totally insulated and has an eco-friendly air source heating system, that will keep energy costs low.

If you have ever leafed through a trendy design or property magazine, you will know that there are certain houses that capture the imagination! This spacious and impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family!

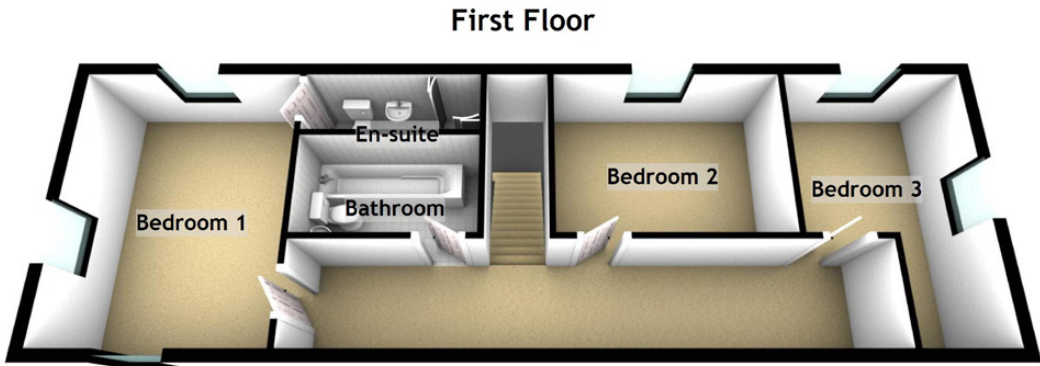
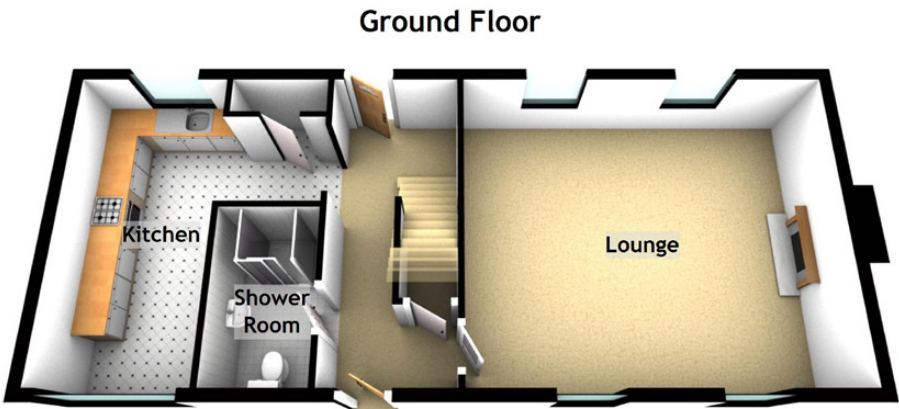
Rhone Park Cottage, adjoined to Rhone Park Farmhouse is quietly positioned in this desirable location and commands views over the surrounding countryside. The substantial family home offers the very real possibility of living the life of your dreams.

The welcoming hallway, with tiled floor, modern shower room and under stairs cupboard allows access to all rooms on this level and the first floor. The bright lounge is bathed with natural light with windows to the front and back creating a modern and relaxing ambiance. The feature open fireplace is the *Pièce de résistance*, you can just imagine yourself cosied up in front of a log fire on a cold winter night! The stylish dining kitchen has an excellent range of contemporary base and wall units with the added benefit of a hob and oven, and space for washing machine and fridge/freezer. On the upper floor, there are three good-sized bedrooms with the master bedroom owning a large en suite shower room. The contemporary family bathroom completes the accommodation.

The property is heated with air source eco system and LPG gas. Double glazing, insulation and the renewable heat source system all help to ensure a warm, cost effective living environment all year round. Externally, the back garden is mainly lawn with views over the surrounding countryside and out house. To the front of the property, there is a driveway with parking for several cars.



"...The feature open fireplace is the *Pièce de résistance*, you can just imagine yourself cosied up in front of a log fire on a cold winter night!.."



APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.80m (19') x 4.30m (14'1")
Kitchen	5.30m (17'5") x 4.00m (13'1")
Bedroom	1 4.00m (13'1") x 3.40m (11'2")
En-suite	2.80m (9'2") x 1m (3'3")
Bedroom	2 3.60m (11'10") x 3.10m (10'2")
Bedroom	3 4.80m (15'9") x 2.80m (9'2")

Shower Room	2.10m (6'11") x 1.40m (4'7")
Bathroom	2.80m (9'2") x 1.30m (4'3")

EXTRAS
(Included in the sale)

All fitted carpets, floor coverings, light fixtures, fittings and integrated appliances.

Bedrooms & Bathrooms





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Part Exchange

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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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