



# LOCHEND

Colvend, Dalbeattie, Dumfries & Galloway, DG5 4QD



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



## Location Plan



NOT TO SCALE  
Plan for indicative purposes only



# LOCHEND

## Colvend, Dalbeattie, Dumfries & Galloway, DG5 4QD

Dalbeattie 7 miles, Castle Douglas 12 miles, Dumfries 20 miles, Carlisle 55 miles,

### A UNIQUE DETACHED DWELLINGHOUSE SET IN AN IDYLIC RURAL LOCATION ON THE EDGE OF WHITELOCH WITHIN THE PRETTY COASTAL VILLAGE OF COLVEND

- UNIQUE TRADITIONAL FOUR BEDROOM DWELLINGHOUSE
- BEAUTIFULLY MAINTAINED MATURE GARDEN GROUNDS
- DIRECT ACCESS & STUNNING OPEN VIEWS ACROSS THE TRANQUIL WHITELOCH
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS
- ATTACHED SINGLE GARAGE & PAVED OFF-ROAD PARKING
- EPC RATING – E (47)

#### VENDORS SOLICITORS

Braidwoods  
1 Charlotte Street  
Dumfries  
DG1 2AG  
Tel: 01387 257272



#### SOLE SELLING AGENTS

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)









## INTRODUCTION

Lochend is situated within the pretty village of Colvend in the Stewartry area of Dumfries & Galloway. Lochend affords the rare opportunity to purchase a unique property in an outstanding picturesque location on the edge of Whiteloch. The property occupies a large plot with beautifully maintained mature garden grounds. The current owners have maintained the property to a very high standard over the years, with some modernisation having taken place. Due to the unique layout of the property, it could lend itself to many different configurations.

Colvend offers the nearest local services and benefits from a Primary School, a very well stocked village shop, golf course and tearoom. There are many artists and crafts people within the area with the well-known artist town of Kirkcudbright within easy driving distance. Kippford, affectionately known as 'The Scottish Riviera', is a popular tourist destination and particularly popular with yachtsmen utilising its safe anchorage at the marina. Countryside pursuits are available straight from the doorstep with beach and coastal walks in abundance from this fantastic location. The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Dalbeattie Forest benefits from one of the 7stanes world-class mountain biking trails, making it the ideal location for enthusiastic mountain bikers. In addition, there are golf courses at Colvend, Kippford and Dalbeattie, the championship course at Southerness is only 7 miles along the coast.

A wider range of services can be found in the nearby town of Dalbeattie, with a relatively new school providing education from nursery to secondary. The town also boasts a wide range of retail and professional services, along with a new medical centre and leisure facilities. The regional centre of Dumfries, only a 20-minute drive from Lochend.

Communications to the area are good with the M74 providing access to the north to Glasgow and south to Carlisle and the M6. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway. The international airports of Prestwick, Glasgow and Edinburgh are within a two-hour drive of the property. Dumfries railway station provides regular rail links, both north and south.

## DIRECTIONS

From Dalbeattie bypass, follow the A701 signed the Solway Coast (A701), for about 7 miles and upon entering the Village of Colvend, Lochend is situated on the left-hand side, as indicated on the location plan which forms part of these particulars.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for Lochend are sought **in excess of: £350,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**The Rockcliffe Suite**

**The Old Exchange**

**Castle Douglas, DG7 1TJ**

**Tel: 01556 453453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

Lochend is of traditional construction rendered under a slated roof. This unique property is in walk-in condition and provides comfortable family accommodation as follows:

### GROUND FLOOR

- **Front Door Entrance Porch**  
With original tiled floor.
- **Central Hallway**  
With stairs off to first floor, reading area, walk-in cupboard.
- **Bedroom 1 / Snug**  
With fitted wardrobes, feature fireplace, window to the front.
- **Dining Room**  
With window to the front.



- **Kitchen**  
A unique feature of the property with open gallery looking over the lower level lounge. The kitchen benefits from a range of fitted floor and wall units, built-in double electric oven & microwave, a ceramic 5 ring hob with cooker hood, integrated dishwasher & fridge freezer, sink & drainer with waste disposal installed.
- **Side Entrance Hallway**  
With built-in utility cupboard, recently modernised cloakroom with WC & WHB.

### LOWER GROUND FLOOR

- **Lounge**  
With full height windows overlooking the stunning garden grounds and the tranquil Whiteloch. Patio doors provide access to the raised patio area, making this the ideal area for alfresco dining or family and social entertaining. An open fire, with back boiler, is set in a Fyfe stone fireplace.







## FIRST FLOOR

- **Upper Landing**
- **Family Bathroom**  
Recently modernised with large Respatex clad walk-in shower unit, benefitting from two shower heads and large rainfall shower head, WC, WHB set in modern vanity unit, bath, heated towel rail.



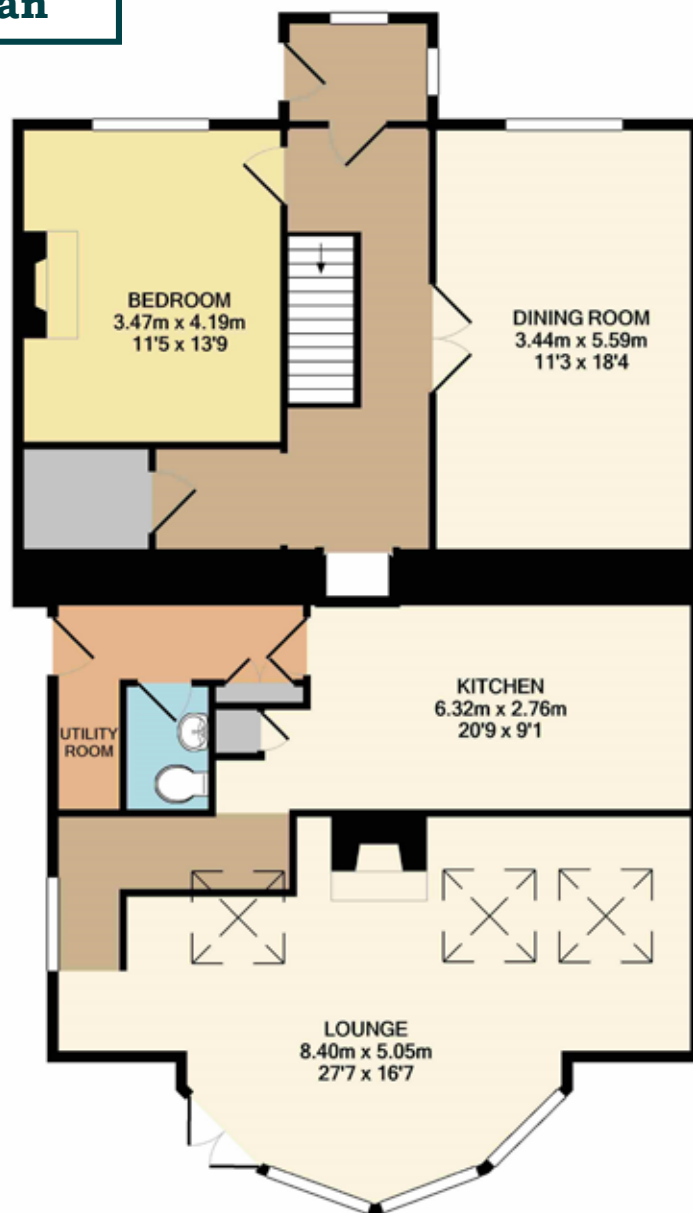
- **Double Bedroom 2**  
With window to the front, WHB.



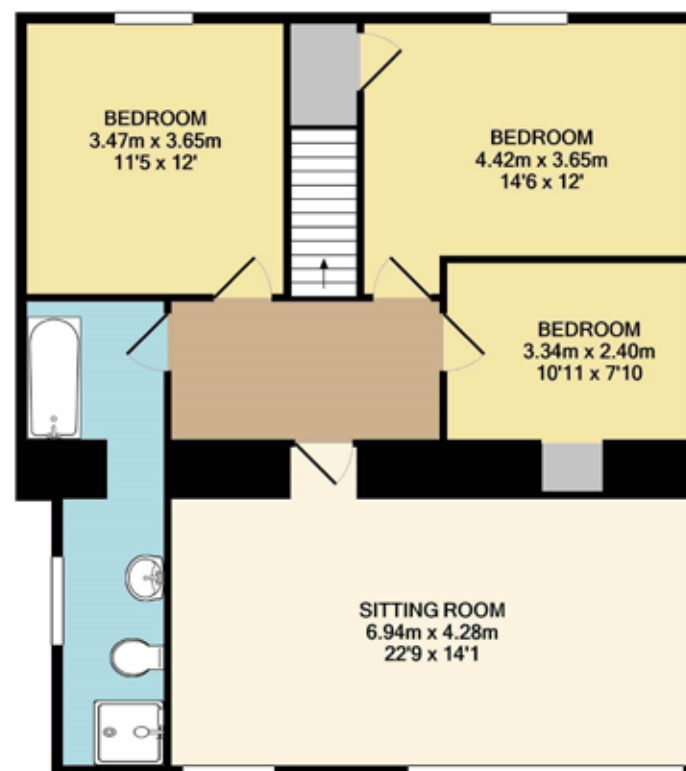
- **Double Bedroom 3**  
With fitted mirrored wardrobes, window to the front, built-in cupboard.
- **Double Bedroom 4**  
With window to the side, built-in cupboard.
- **Sitting Room**  
Another unique feature of the property is the first floor sitting room with large picture windows overlooking the loch.



## Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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## SERVICES

- Mains water & electricity
- Mains drainage
- Oil fired central heating system throughout
- Double glazed throughout
- Open fire with back boiler
- The telephone is installed subject to the normal BT regulations.

## OUTSIDE

The front of the property is neatly laid with paving stones leading to one side, providing off-road parking and access to the attached garage. As mentioned earlier, the rear of the property benefits from stunning mature garden grounds made up of many flowering plants, lawns, specimen trees and shrubs, mature trees and direct access to the tranquil Whiteloch. During the summer months the garden provides a mixture of scent and tapestry attracting a huge variety of wildlife.

## COUNCIL TAX BANDING

Band G

## HOME REPORT

The Home Report can be made available upon request.

## MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor: **Braidwoods**, for a definitive list of burdens subject to which the property is sold.

## WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

## ENTRY & VACANT POSSESSION

Immediately upon completion.

## OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.





## DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

## IMPORTANT NOTICE - TEMPORARY VIEWING ARRANGEMENTS

**Due to the ongoing pandemic (COVID 19), viewings can take place under strict social distancing rules, these include:**

- Vendors are strongly advised to wait outside while viewings are completed, or in different parts of a house if it's large enough.
- Potential buyers will not be allowed to touch surfaces including door handles and solid surfaces.
- Potential purchasers are advised to wear masks and gloves and must not present any COVID-19 symptoms including a cough.
- Only two people will be able to attend viewings.



## GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

## IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

*Particulars prepared June 2020*



