



# KIRKLAND CROFT

Colvend, Dalbeattie, Dumfries & Galloway, DG5 4QE



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# KIRKLAND CROFT

**Colvend, Dalbeattie, Dumfries & Galloway, DG5 4QE**

Dalbeattie 7 miles, Castle Douglas 12 miles, Dumfries 20 miles, Carlisle 55 miles, Glasgow 96 miles

**A CHARMING DETACHED COTTAGE SET WITHIN ONE OF THE MOST DRAMATIC COASTAL REGIONS OF THE SOLWAY COAST WITH FABULOUS DISTANT SEA VIEWS OVER ROCKCLIFFE BAY**

- EXTREMELY WELL-PRESENTED THREE BEDROOM COTTAGE
- BEAUTIFULLY MAINTAINED MATURE GARDEN GROUNDS WITH DISTANT SEA VIEWS
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR COMMUTING LINKS
- PAVED OFF-ROAD PARKING

#### **VENDORS SOLICITORS**

Mr Neil Da Prato  
A B & A Matthews  
The Old Bank  
Buccleuch Street Bridge  
Dumfries  
DG2 7TJ



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#### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

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

Kirkland Croft is situated in one of the most spectacular coastal regions of Dumfries & Galloway along the Solway Coast within an easy walking distance of Rockcliffe beach.

Kirkland Croft occupies a generous plot with beautifully maintained mature garden grounds with distant views over Rockcliffe bay. The property has been greatly improved within the current ownership providing well-presented accommodation over two floors with most of the living accommodation having recently been fitted with new carpets. Kirkland Croft has a unique layout and could lend itself to many different configurations, especially the east wing having huge potential for conversion to a self-contained annex or such like. Given the location of the property, a bounty of native wildlife can be enjoyed on a daily basis.

Rockcliffe beach is only a short walk away with some wonderful walks available along the rugged coastline. The Village of Colvend, a very short drive from Kirkland Croft, offers 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 Southernness 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. Within an easy drive is Castle Douglas (The Food Town), which forms the heart of the Stewartry area, offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, butchers, bakers, greengrocers and craft outlets.

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

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 Kirkland Croft are sought **in excess of: £310,000**

## VIEWING

By appointment with the sole selling agents

**Threave Rural**

**No' 3 Ring**

**New Market Street**

**Castle Douglas**

**DG7 1HY**

**Tel: 01556 453 453**

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

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## PARTICULARS OF SALE

Kirkland Croft is of traditional construction rendered under a slated roof. This charming property is very light and airy and provides comfortable family accommodation as follows:

### GROUND FLOOR

- **Front Entrance Porch**  
With tiled floor, glazed to three sides, part glazed UPVC door.
- **Inner Hallway**  
With tiled floor
- **Utility Room**  
Plumbed for white goods, base units, WC, WHB and a window to the side.

- **Kitchen**

With a modern range of fitted floor and wall units incorporating a breakfast bar, electric halogen hob, split level double electric oven, plumbed for white goods, sink & drainer, triple aspect windows overlooking the garden grounds, tiled floor.

- **Dining Room**

With doors off to the conservatory & kitchen , arched opening into the sitting room, door leading to the office / bedroom 1.



- **Conservatory**

A lovely living space which overlooks the rear garden grounds. The conservatory is of UPVC construction, glazed to three sides with a door to the enclosed garden grounds to the rear.

- **Sitting Room**

With an electric wood burner effect fire with a lovely oak mantle. There are two windows to the front and stairs lead to the first floor.

- **Office / Bedroom 1**

With a window to the rear, door to the snug and dining room.

- **Snug**

With wood burning stove set on marble hearth with an oak beam mantle, window to the front, large built-in cupboard.



- **Utility Room**

Recently refitted with modern floor & wall units, plumbed for white goods, Belfast sink, two windows to the side, cloakroom off.

- **Cloakroom**

Recently refitted with modern sanitary ware.

- **Boot Room**

With modern floor and wall units, UPVC door to the rear garden grounds.



## FIRST FLOOR

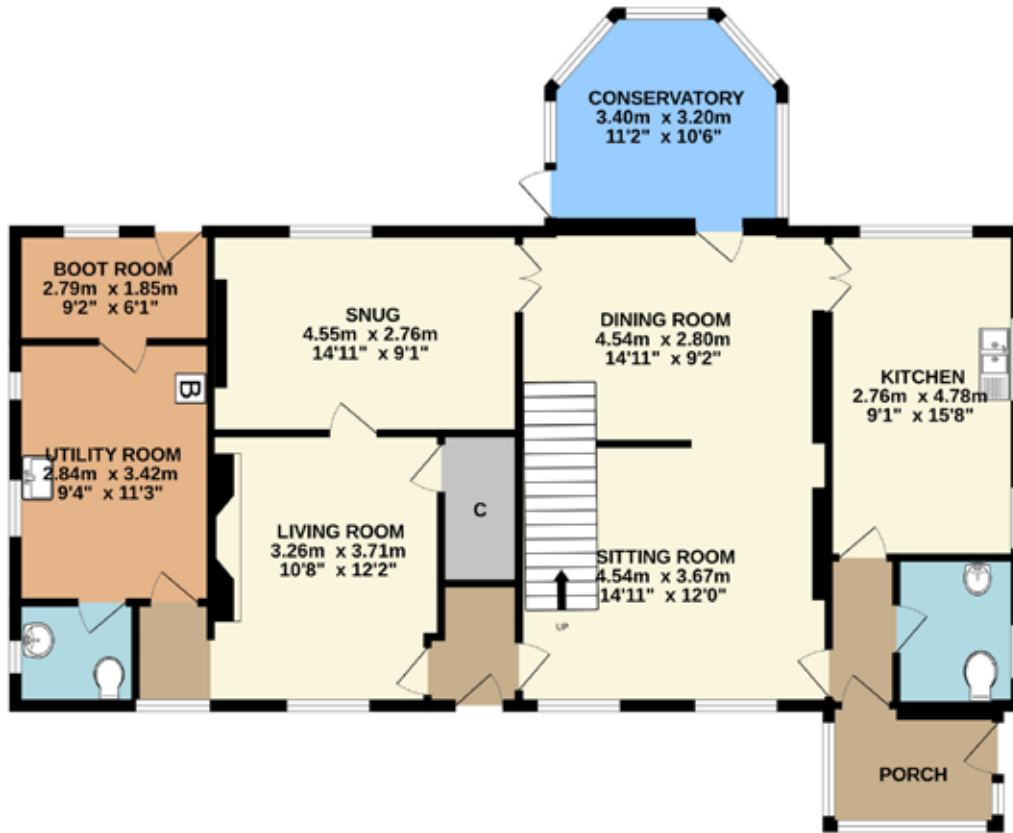
- **Upper Landing**  
Bright spacious upper landing with a window to the rear overlooking the garden grounds and distant sea views.
- **Master Bedroom 1**  
With windows to the front and rear, dressing room and en-suite off.
- **Dressing Room**  
With window to the side.
- **En-Suite**  
With electric shower, WC, WHB, velux window.
- **Double Bedroom 2**  
With built-in wardrobes, window to the rear.
- **Family Bathroom**  
With bath, WC, WHB.





# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil Fired CH Woodburner	F	F56

## OUTSIDE

There is off road parking to the front, neatly laid with block paving, paving stones and gravelled areas, along with a flowering border. As mentioned earlier, the rear and one side of the property benefits from beautifully landscaped mature garden grounds made up of many flowering plants, lawns, specimen trees and shrubs,. There are distant views of Rockcliffe bay and the surrounding countryside. During the summer months the garden provides a mixture of scent and colour attracting a variety of wildlife.

## HOME REPORT

The Home Report can be downloaded from our website.



## 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: **Mr Neil Da Prato, A B & A Matthews** 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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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.

## 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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 February 2024***



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