



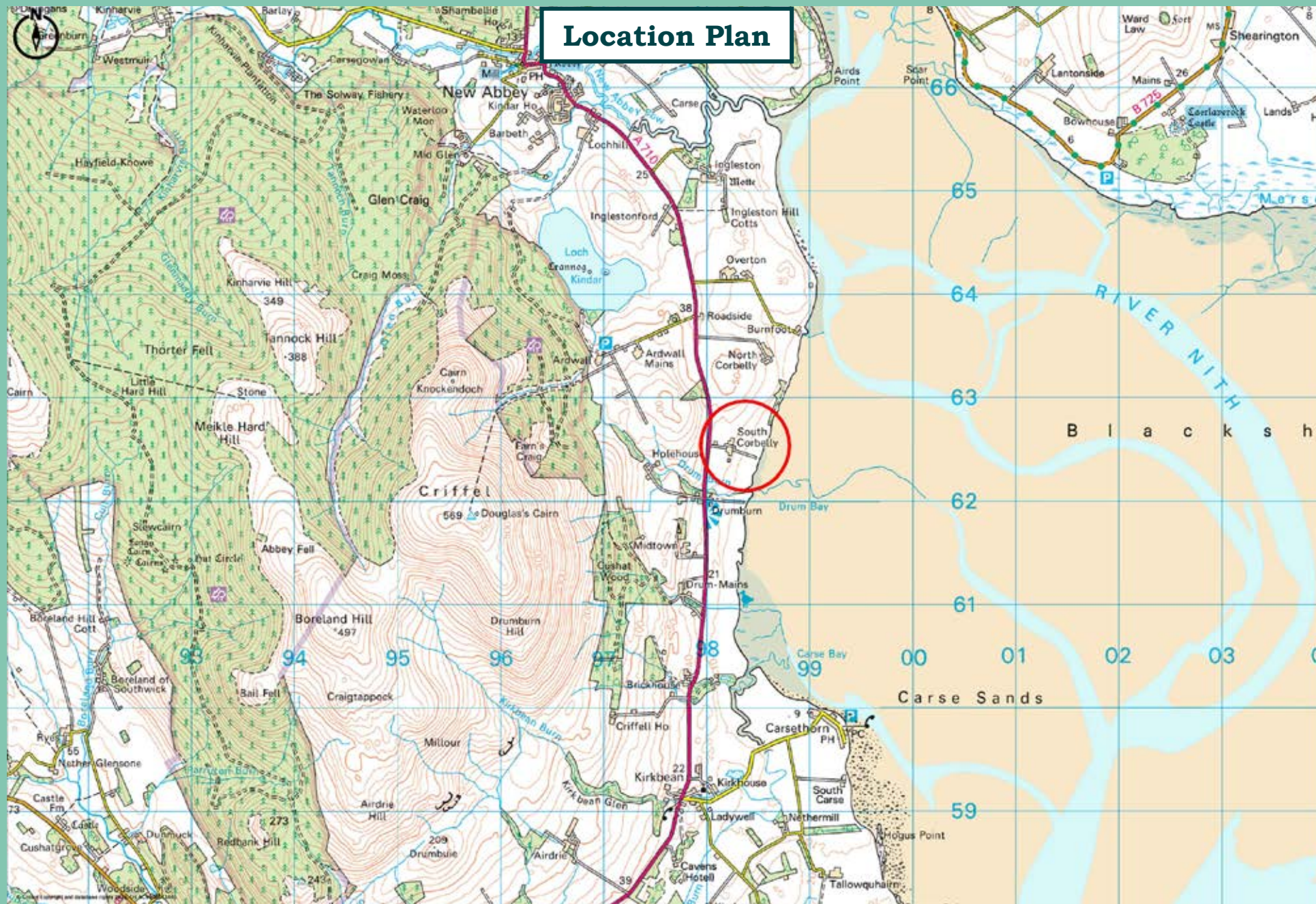
SOUTH CORBELLY BUNGALOW

New Abbey, Dumfries, DG2 8DJ



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**



SOUTH CORBELLY BUNGALOW

New Abbey, Dumfries, DG2 8DJ

New Abbey 2 miles, Dumfries 9.5 miles, Carlisle 44 miles, Glasgow 88 miles

A SPACIOUS ONE AND A HALF STOREY HOME SET ON A RARELY AVAILABLE ELEVATED SITE WITH BREATHTAKING VIEWS ACROSS THE SOLWAY FIRTH TOWARDS THE LAKE DISTRICT

- SPACIOUS DETACHED FOUR BEDROOM DWELLINGHOUSE
- GENEROUS WRAP AROUND GARDEN GROUNDS
- PRIVATE DRIVEWAY AND DOUBLE GARAGE
- WITHIN CLOSE PROXIMITY TO THE BEAUTIFUL SOLWAY FIRTH
- OUTDOOR ACTIVITIES AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND PRIMARY SCHOOL IN THE PICTURESQUE VILLAGE OF NEW ABBEY

VENDORS SOLICITORS

Grierson Dunlop
Turcan Connell
1 Earl Grey Street
Princes Exchange
Edinburgh, EH3 9EE
Tel: 0131 228 8111



SOLE SELLING AGENTS

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

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

South Corbelly Bungalow is set on an elevated site with breathtaking views over the Solway Firth to the front of the bungalow and the imposing Criffel landmark to the rear.

South Corbelly Bungalow offers a fantastic opportunity to create a wonderful family home and albeit **does require some updating, provides a superb blank canvas for any buyer to put their own stamp on.** This spacious family home offers four-bedroom accommodation, utility room, kitchen, dining room, lounge, office / bedroom 1, three further bedrooms and a family bathroom. A more detailed description of the accommodation along with a floor plan is available within these particulars of sale. The property is approached by its own private driveway where there is ample parking along with a generous double garage. The garden grounds are mainly laid to lawns with a paved patio set to the front of the property making the most of the spectacular views. The location of the property is such that a bounty of native wildlife can be seen on a daily basis.

In the local area there are a wealth of attractions which can be explored including the nearby village of New Abbey which has a wealth of history including the ruined Sweetheart Abbey. Nature enthusiasts can revel in the splendour of the surrounding landscape, with hiking trails offering glimpses of verdant valleys and cascading waterfalls. For those seeking cultural enrichment, nearby attractions such as Sweetheart Abbey and the Robert Burns Centre provide insight into the region's rich heritage. Adventure-seekers can embark on excursions to explore the rugged beauty of the Galloway Forest Park or indulge in water sports along the Solway Firth's pristine shores. For the keen walker, walks to the top of Criffel provides some of the most stunning views in the region. New Abbey is a very active, friendly community and benefits from a primary school, tearoom, shop, etc. Carsethorn, only a short distance from the bungalow, is a pretty village consisting of a line of cottages facing out across the Solway Firth. The village is popular with locals and visitor alike with The Steamboat Inn, a popular local hostelry, serves lunches, dinners, fine ales and spirits 7 days a week all year-round. The beach is frequently visited by pleasure boats and yachts, some of which anchor in the mouth of the burn north of the old pier.

The local beaches and the bird-rich merse where millions of seabirds live or over-winter are part of the rich natural heritage of the parish. Visitors to the National Nature Reserve on the far side of the Nith come round by the coachload to watch birds on the Carsethorn foreshore, before continuing to the nature reserves at Southwick and Mersehead.

A wider range of essential services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling, with the Crichton University Campus offering a wide variety of further education choices.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within a one and a half hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive Coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

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 South Corbelly Bungalow are sought **in excess of: £300,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

SOUTH CORBELLY BUNGALOW

South Corbely Bungalow does require some modernisation but provides a superb blank canvas for any potential buyer. This spacious one and a half storey bungalow was constructed circa 1966 and offers spacious four bedroomed family accommodation over two floors briefly comprising:

GROUND FLOOR

- **Boot Room / Utility Room**

Fitted with a WC and plumbed for white goods.

- **Kitchen**

With a range of floor and wall units, larder cupboard, serving hatch through to the dining room and a picture window affords wonderful uninterrupted views across the Solway Firth towards the Lake District.



- **Dining Room**

Again, a large picture window to the front and a built-in wall hung sideboard.



- **Lounge**

A superb family room with triple aspect windows making the most of the far reaching open views.

- **Bedroom 1 / Office**

With a window to the side.

- **Bedroom 2**

With built-in wardrobes and a wall hung dressing table with a mirror above.

- **Cloakroom**

With a WC and WHB set in a 70's style bespoke built base unit. There is a window set to the side and a leaded stained-glass window to the rear.

- **Central Hallway**

With a 70's style staircase with open treads and ornate balustrade, a feature window is set to the rear framing the view of Criffel.

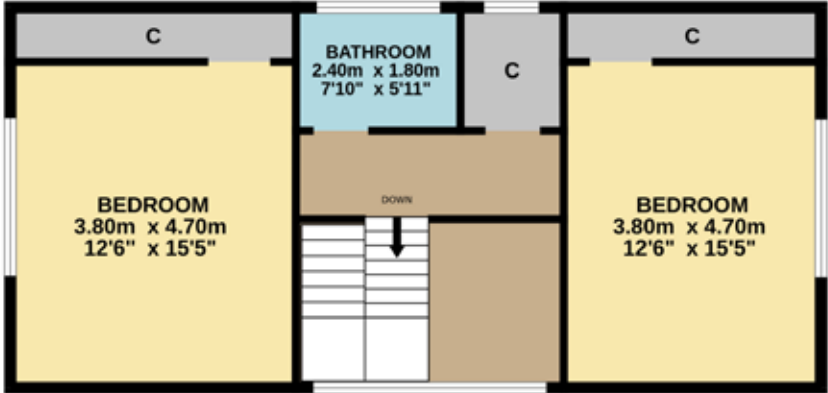


Floor Plan

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 of 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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FIRST FLOOR

- **Bedroom 3**
With a window to the side, walk-in dressing room and again, a wall hung dressing table with a mirror above.
- **Double Bedroom 4**
A mirror image of bedroom 3.



OUTSIDE

South Corbally Bungalow occupies a generous site and is approached by its own gated tarmac driveway where there is ample parking, in addition a double garage provides further parking. The wrap around garden grounds are mainly laid to lawns with a paved patio set to the front and whilst making the most of the wonderful views, the perfect area for alfresco dining or family or social entertaining.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	F	E (43)

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, **Grierson Dunlop**, for a definitive list of burdens subject to which the property is sold.





APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

WARRANTY CLAUSE

Whilst the 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

At a date to be mutually agreed.

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. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

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 July 2025



