



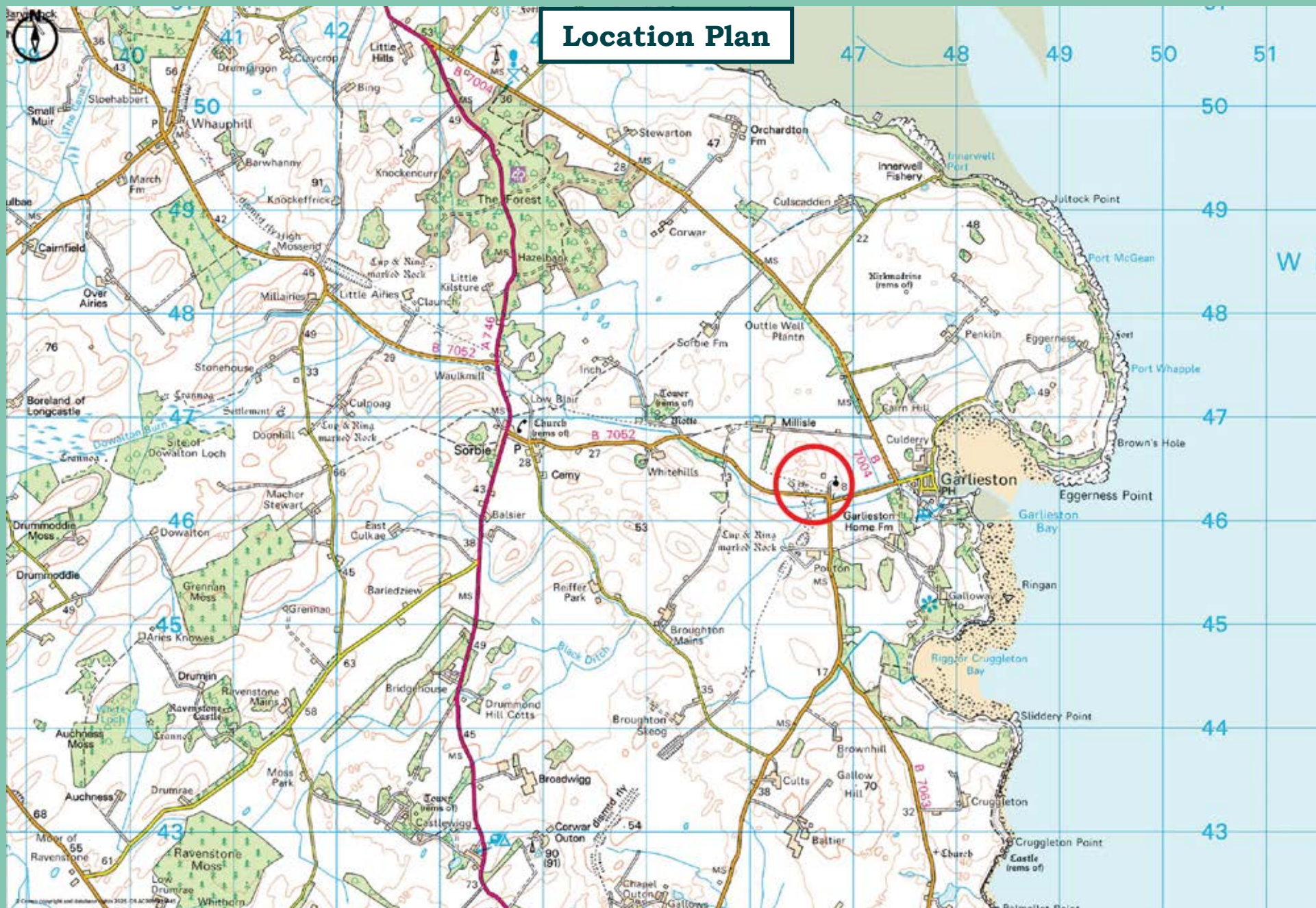
KILFILLAN CROFT & OLD STATION COTTAGE

Nr Garlieston, Newton Stewart, DG8 8AF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



KILFILLAN CROFT & OLD STATION COTTAGE, WITH LAND AND MODERN AGRICULTURAL BUILDING

Nr Garlieston, Newton Stewart, DG8 8AF

Newton Stewart 15 miles, Stranraer 34 miles, Ayr 58 miles, Dumfries 62 miles, Glasgow 93 miles

A RARE OPPORTUNITY TO ACQUIRE A VERSATILE PROPERTY PORTFOLIO COMPRISING TWO RESIDENTIAL DWELLINGS, GRAZING LAND, YARD AND A MODERN AGRICULTURAL BUILDING ALL LOCATED IN A RURAL POSITION WITH STUNNING VIEWS OVER THE OPEN COUNTRYSIDE

- TWO SEMI-DETACHED COTTAGES, ONE CURRENTLY USED AS A HOLIDAY HOME
- AIR SOURCE HEAT PUMPS INSTALLED IN BOTH PROPERTIES
- GRAZING LAND, AGRICULTURAL BUILDING AND YARD
- FORMER RAILWAY STATION
- PRIVATE DRIVEWAY WITH SEPARATE ENTRANCES FOR EACH HOUSE
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE
- **FOR SALE AS A WHOLE**

In all about 7.887 acres (3.188 ha)

VENDORS SOLICITORS

A B & A Matthews
37 Albert St
Newton Stewart
DG8 6EG
Tel: 01671 404100



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

Kilfillan Croft and Old Station Cottage are charming properties set in an idyllic rural location just outside the village of Garlieston. Formerly the old railway station, these adjoining homes now comprise a private residence and a successful holiday cottage, complemented by grazing land and an agricultural building with a yard.

Both cottages are of traditional brick and slate construction, arranged on a single level. Kilfillan Croft offers three spacious bedrooms, a bright lounge with superb countryside views, a well-appointed kitchen and a practical utility room. Old Station Cottage, currently operated as a holiday let, features two bedrooms, a comfortable living room and a kitchen/dining area. Full floor plans and accommodation details are available within these particulars.

Occupying an elevated position, the properties enjoy generous gardens and far-reaching views across open countryside and rolling hills. As a former train station, the site offers a unique opportunity to acquire a historic and versatile property in one of the most picturesque parts of Scotland.

Accessed via private driveways, both homes provide ample parking, with Kilfillan Croft also benefiting from a convenient turning circle. The beautifully landscaped grounds feature sweeping lawns, mature trees, vegetable beds, grazing land and agricultural building, perfect for those seeking a peaceful rural lifestyle with business potential. The property benefits from a frequent daytime bus service, with a pickup point conveniently located at the end of the road.

Garlieston is a charming coastal village on the Solway Coast of the Machars Peninsula, nestled between Wigtown and the Isle of Whithorn. This picturesque and peaceful harbour town offers a welcoming community with a primary school, village pub, café, and shop.

Further amenities can be found in Whithorn (4 miles), which offers a range of shops, cafés, a pharmacy, primary school, veterinary clinic, doctors' surgery and a garage. Nearby Wigtown, Scotland's National Book Town, is around 8 miles away and is home to the renowned annual Wigtown Book Festival. A wider selection of services is available in Newton Stewart (15 miles), including supermarkets, shops, professional services, a leisure centre and a secondary school.

This part of southwest Scotland is a haven for outdoor enthusiasts, offering scenic cycle routes through the Machars, beautiful coastal and countryside walks, fishing, golf, and the chance to enjoy the region's exceptional birdlife. With numerous sandy beaches and secluded coves nearby, it's perfect for family outings or peaceful coastal escapes.



Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. Ferry services to Northern Ireland operate from Cairnryan (36 miles approx.), while Glasgow International Airport lies around 98 miles from the property. The mainline railway station at Stranraer offers regular services to Ayr, Troon, Kilmarnock, Prestwick Airport and Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

What3Words: ///thrusters.unfounded.dashes

GUIDE PRICE

Offers for the property as a whole are sought **in excess of: £540,000**



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



PARTICULARS OF SALE

This property comprises of two spacious semi-detached homes situated along their own private driveways, briefly comprising:

KILFILLAN CROFT

- **Side Porch/ Entrance Hallway**
Access to the house via a welcoming side porch with beautiful tiled flooring, and a sky light for natural lighting. Presenting a useful area for boots and coats and access to the garage.
- **Garage**
Single garage with a double sink and useful storage space.
- **Hallway**
Entered through a wooden part glazed door into a bright open space which provides access to the lounge and rest of house.
- **Lounge**
A bright and spacious living area with huge windows around the room to enjoy the stunning views over the front and side of the property. Complimented by a multifuel stove for cosy nights.

- **Kitchen**
A generously proportioned kitchen fitted with a range of floor and wall units, gas hob, electric oven, integrated extractor fan and a sink. The space comfortably accommodates a kitchen table and also has a part glazed door which leads to the front patio.
- **Central Hallway**
With full length cupboards.
- **Bedroom 1**
Formally the train ticket office, a generously sized bedroom with a window to the rear of the property. The room benefits from a vanity wall and built-in cupboards.
- **Bathroom**
With a shower over bath, WC, wash hand basin and a window to the rear.
- **Bedroom 2**
With a large window to the side.
- **Bedroom 3 & En-Suite**
A bright room with a built-in cupboard and window to the rear. With en-suite with shower, WC, wash hand basin, built in units and a side-facing window.
- **Utility Room**
Plumbed for white goods, with a sink, base and wall units and a window to the rear.

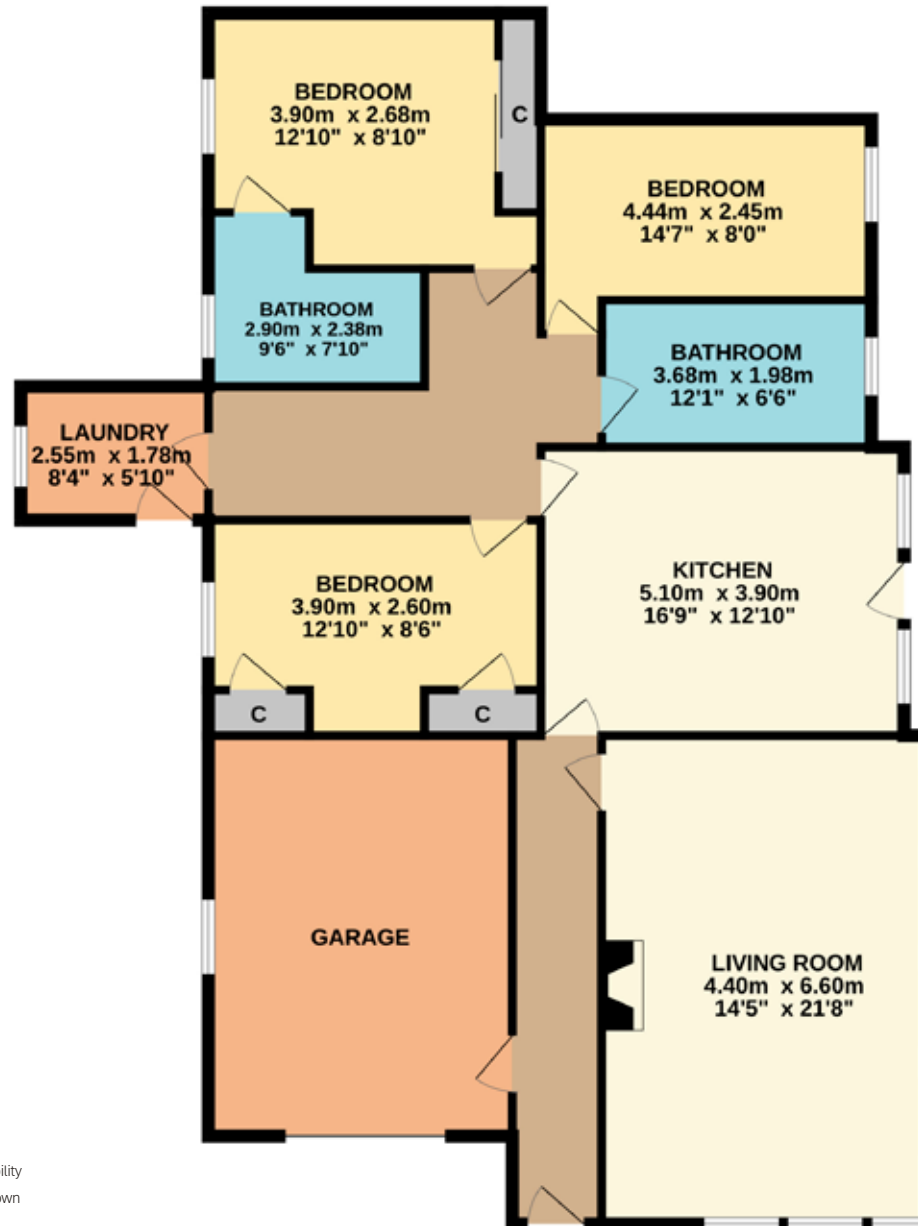
SERVICES - KILFILLAN

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|----------|-------------|-------------|-------------|--------|
| Mains | Private | Mains | Air Sourced | D | D (55) |



Kilfillan Croft

GROUND 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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OLD STATION HOUSE

- **Entrance Hallway**
Providing access to the bathroom, bedrooms and kitchen.
- **Bathroom**
With a bath, shower, WC, wash hand basin and window to the front.
- **Kitchen**
With wall and floor units, electric oven and hob, extractor fan and a window to the rear. The lounge and utility room are accessed via the kitchen.
- **Lounge**
With double French doors leading out to the front garden and a slate fire-place with a multi-fuel stove.
- **Utility Room**
Plumbed for white goods, with a window to the rear and a door outside.



- **Bedroom 1**
With a window to the rear.
- **Bedroom 2**
A generously sized room with a front-facing window.

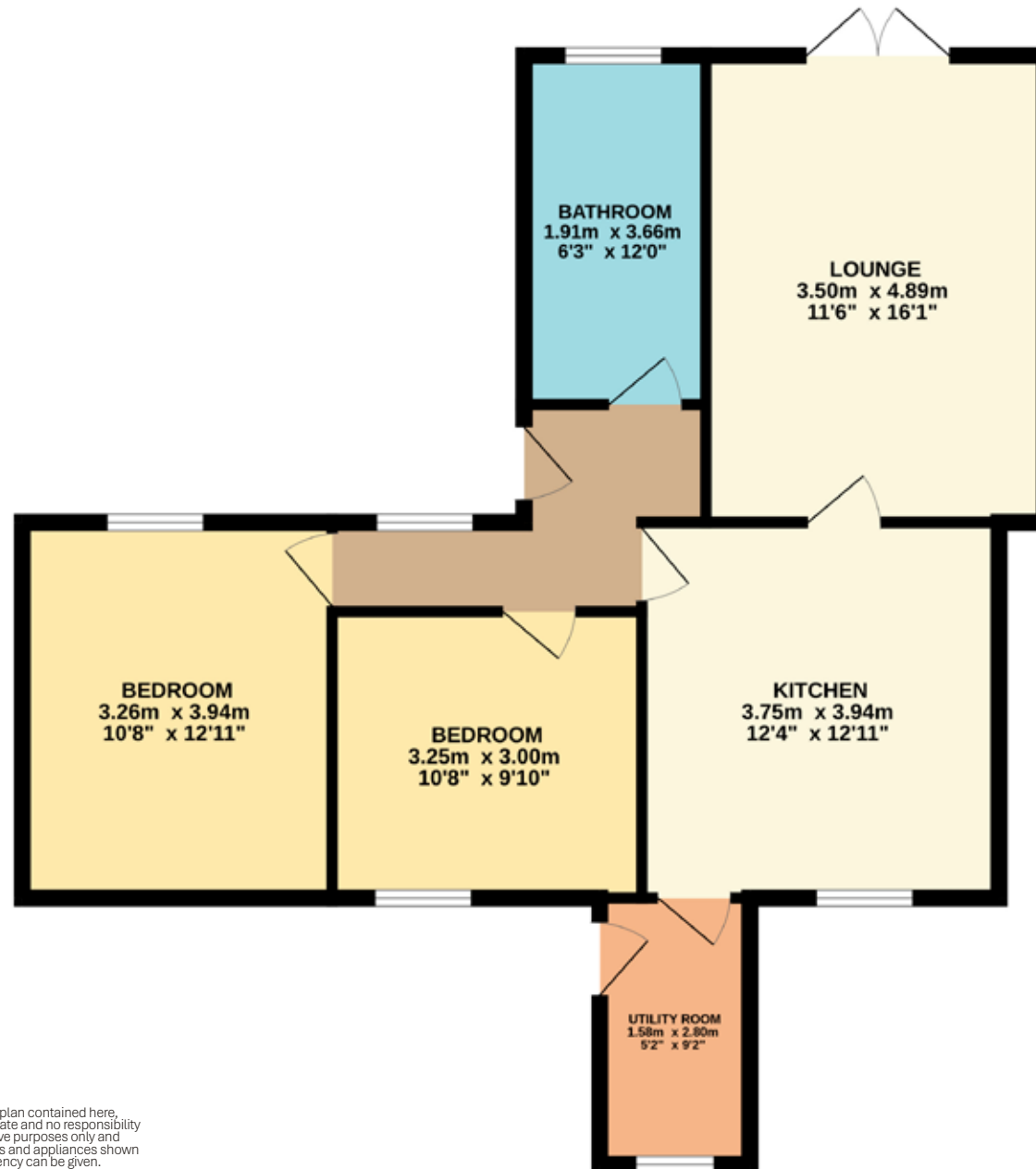
SERVICES - OLD STATION HOUSE

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|----------|-------------|-------------|---------------------------------|--------|
| Mains | Private | Mains | Air Sourced | £2,100 effective from 01-APR-23 | E (50) |



Old Station House

GROUND FLOOR



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OUTSIDE

The plot extends to approximately 7.88 acres in total. As mentioned earlier, both cottages benefit from their own private driveways, providing ample parking. The garden grounds are predominantly laid to lawn, interspersed with mature trees, shrubs, and established vegetable beds. Kilfillan Croft features a closed-up well, with pipework and electrics but would need recommissioned, within the garden and attractive stone pillars flanking the entrance to the turning circle, while Old Station House has its own private gardens, featuring a lawn area, shrubs, and a gravel area with solar panels at the front of the house. **The solar panels provide an average annual feed-in payment of around £2,000.**



To the front of the properties lies a grazing field, while to the rear features the remains of the old railway track. Beyond this, there is a large box profile agricultural shed (75ft x 40ft) with a concrete floor, electricity and water. This is currently used for storing large machinery, together with a yard. A separate driveway provides access to the agricultural building and yard.

Wind Turbine

The wind turbine situated on the grounds is subject to a lease for Aurawind, complete with a deed of servitude entered into on 5th March 2015 for a period of 25 years, along with the necessary rights of servitude access.

HOME REPORT

As this is a mixed sale, the cottages are home report exempt.

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, **A B & A Matthews**, 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.







INGOING

There are no ingoing claims affecting the property.

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

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 November 2025



SALE PLAN

IN ALL ABOUT : 3.188ha (7.877 acres)

Wind Turbine

Kilfillan Croft
or
Millisle Station House

11.5m

8.8m

9.3m

Dismantled Railway

Kilfillan Bridge

Manse

