



## THE SMIDDY BUNGALOW

Dunragit, Stranraer, DG9 8PL



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



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NOT TO SCALE  
Plan for indicative purposes only

# THE SMIDDY BUNGALOW

Dunragit, Stranraer, DG9 8PL

Glenluce 3 miles, Stranraer 6 miles, Newton Stewart 18 miles, Castle Douglas 48 miles, Ayr 54 miles

## A BEAUTIFULLY PRESENTED SMALLHOLDING IN WALK-IN CONDITON NESTLED WITHIN THE STUNNING PARISH OF OLD LUCE IN WIGTOWNSHIRE

- WELL-PRESENTED THREE BEDROOM BUNGALOW
- RANGE OF OUTBUILDINGS
- WELL FENCED GRAZING LAND
- PERFECT FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- HUGE POTENTIAL FOR A VARIETY OF LIFESTYLE USES
- CONVENIENTLY LOCATED CLOSE MAJOR ROAD NETWORKS

**IN ALL ABOUT 4.5 ACRES**

### VENDORS SOLICITORS

Smith & Valentine  
91 George St  
Stranraer  
DG9 7JP  
Tel: 01776 889293



### 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

The Smiddy Bungalow is nestled in the village of Dunragit and presents a rare opportunity to own a rural smallholding which incorporates an immaculately presented bungalow, extensive garden grounds, purpose-built outbuildings and several well fenced paddocks.

The bungalow provides comfortable accommodation over a single floor and benefits from three spacious bedrooms and three reception rooms. The property is set within attractive, well-maintained grounds which are mainly laid to lawn with established flower and shrub borders. A garage and generous parking area are situated to the front, while a patio area and summerhouse with electricity connected provide pleasant spaces for outdoor enjoyment.

The property also benefits from a range of useful agricultural outbuildings together with well-fenced grazing paddocks, making it ideally suited to small-scale agricultural, livestock or equestrian use. The whole property, including the bungalow, outbuildings and grazing paddocks, extends to approximately 4.5 acres.

The Smiddy Bungalow is situated within the small village of Dunragit, which is perfectly positioned for exploring the scenic Rhins of Galloway peninsula and nearby coastal towns. Located just outside of the village is Glenwhan Gardens, which is an incredible, Gulf Stream-warmed hillside garden featuring stunning plant collections, lakes, a Japanese-style bridge and sweeping views across Luce Bay. About three miles from the property is the Tarff Town & Country shop which is an Agricultural Merchant supplying the rural community with a wide range of quality products, from animal feed to clothing. There is a convenience store located at Glenluce which is also three miles from the property. For a wider range of services, the regional hub of Stranraer lies approximately 6 miles away. Here you will find supermarkets, a retail park, a modern medical centre, ice rink, sports centre, secondary schooling and further leisure facilities. Stranraer hosts the annual Oyster Festival, a popular event celebrating the region's seafood, culture and coastal heritage.

This area of Southwest Scotland is noted for its spectacular coastline and offers a wide range of opportunities for outdoor enthusiasts, including wonderful walks, coarse and sea fishing, shooting, sailing, cycling and extensive equestrian pursuits.

Communications to the area are much improved with the A75 link providing access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 10 miles away, and there are international airports in Glasgow (86 miles) and Edinburgh (119 miles). Main train links are available from Stranraer (6 miles), travelling north to Ayrshire and Glasgow, and Dumfries (61 miles), offering an services north and south.

## DIRECTIONS

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



## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for The Smiddy Bungalow are sought **in excess of: £495,000**

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

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



## PARTICULARS OF SALE

The Smiddy Bungalow benefits from underfloor heating throughout, engineered oak flooring and solar panels with a feed-in tariff. The property is arranged over a single level and briefly comprises:

- **Utility Room**

Accessed via a uPVC door with small, glazed panel, this practical utility room features base units, a sink, plumbing for white goods, space for coats and boots and a side-facing window.

- **WC**

Conveniently located off the utility room and fitted with a WC and wash hand basin.

- **Open Plan Kitchen/Living Area**

A bright and spacious living space fitted with an extensive range of wall and floor units, a pantry and two large rear-facing windows. The kitchen is equipped with a range of integrated appliances including an induction hob, microwave, double oven and coffee machine. A central island incorporates a breakfast bar, while the sitting area features a multi-fuel stove and double doors leading to the sunroom.



- **Sunroom**

A light-filled room with sliding doors providing direct access to the garden.



- **Central Hallway**

A wide and welcoming hallway offering access to the principal accommodation and benefiting from three useful storage cupboards. A ceiling hatch with a loft ladder provides access to the partially floored attic, offering useful additional storage space.

- **Dining Room/ Lounge**

Open space with dual aspect windows and an inset fireplace in the lounge. There is an archway leading from the lounge to the dining room.



- **Office**

A versatile room with a front-facing window, ideal for home working or study.

- **Front Porch**

Useful entrance porch with built-in storage cupboard.



- **Bathroom**

A spacious family bathroom comprising a shower, jet bath, WC, wash hand basin and heated towel rail, together with a rear-facing window providing natural light.

- **Master Bedroom & En-Suite**

A spacious double bedroom with a large rear-facing window and walk-in wardrobe. The en-suite is fitted with a shower, WC, wash hand basin and side-facing window.

- **Bedroom 2**

A well-proportioned bedroom with a front-facing window and built-in cupboards.



- **Bedroom 3**

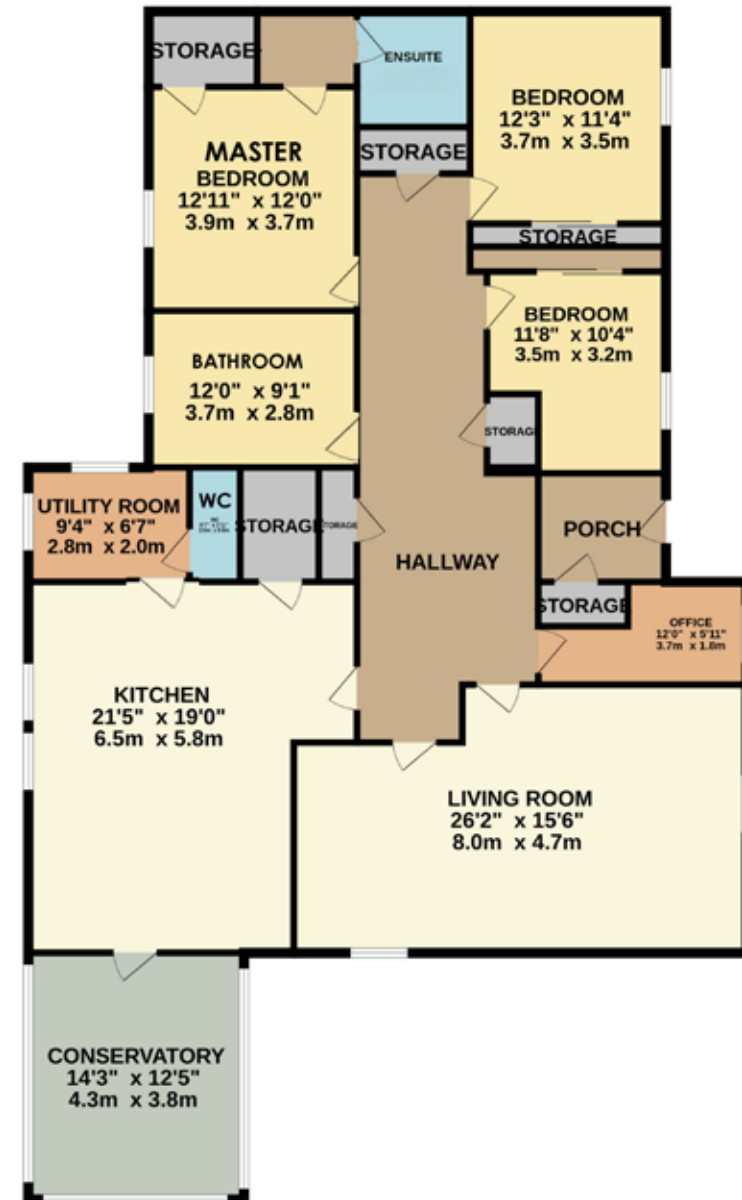
A further bedroom with a front-facing window and built-in cupboards.

**SERVICES**

\*\*The property benefits from roof-mounted solar panels which are subject to a Feed-in Tariff (FIT) agreement. The seller advises that approximately 10 years remain on the tariff and that it currently generates an income of around £3,190 per annum.

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	F	E (44)

GROUND FLOOR



## OUTSIDE

To the front of the property is a garage with an electric panel door and a personnel door, together with parking for several vehicles. The gardens are predominantly laid to lawn and feature a variety of mature flowers and shrubs, along with a greenhouse. To the side of the property is a patio area, while below the bungalow sits a summerhouse with an electricity supply.



## THE OUTBUILDINGS

As mentioned earlier, there are two agricultural buildings measuring approximately 18ft x 36ft and 20ft x 40ft. Both are well-maintained, solid structures with electricity and water connected. There is also a secure quad bike container and a feed store. These buildings offer potential for a variety of uses.

## THE LAND

The land is arranged in good-sized, well-fenced field enclosures and occupies an elevated position. The fields are currently used for grazing and have previously supported a small pedigree sheep enterprise. The property offers excellent potential for a range of small-scale agricultural, livestock or equestrian pursuits. The property is registered with an agricultural holding number: **98/865/0108**.







### **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, **Smith & Valentine**, 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 June 2026***



# Sale Plan

For identification purposes only

