



KILFILLAN OLD STATION COTTAGE & GRAZING Paddock

Stronord, Newton Stewart, DG8 7BD



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

KILFILLAN OLD STATION COTTAGE & GRAZING Paddock

Nr Garlieston, Newton Stewart, DG8 8AF

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

AN IDYLIC SEMI-DETACHED COTTAGE SITUATED IN A QUIET UNSPOILED CORNER OF DUMFRIES & GALLOWAY, ONLY A SHORT DISTANCE FROM THE PRETTY HARBOUR VILLAGE OF GARLIESTON

- TRADITIONAL SEMI-DETACHED TWO-BEDROOM COTTAGE
- AIR SOURCE HEAT PUMP & SOLAR PANELS
- GRAZING Paddock OF ABOUT 1.5 ACRES
- PRIVATE DRIVEWAY AND ENCLOSED GARDEN
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE

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

Old Station Cottage is a charming property set in an idyllic rural location just outside the village of Garlieston. Formed from the old railway station which closed in the early 60's, now a charming two-bedroom cottage complemented by a grazing paddock. In recent times, Old Station Cottage operated as a successful holiday let featuring two bedrooms, a comfortable living room and a kitchen/dining area. Old Station Cottage is perfect for those seeking a peaceful rural lifestyle. The property benefits from a frequent daytime bus service, with a pickup point conveniently located at the end of the road. Contained within these sales particulars is a floor plan showing the dimensions and layout of the cottage.

Occupying an elevated position, the property enjoys enclosed garden grounds 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.

PLEASE NOTE: Threave Rural are also marketing Kilfillan Croft and Kilfillan agricultural building and yard, details of which can be found on our website.

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: £240,000**

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

OLD STATION COTTAGE

- **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

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

SOLAR PANELS: The solar panels provide an average annual feed-in payment of around £2,000

It should be noted that the property currently has a rateable value due to its recent use as a holiday let, a council tax banding could be reinstated.

Old Station House

GROUND FLOOR



We have made every attempt 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 misstatement. 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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OUTSIDE

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 grazing paddock amounts to about 1.5 acres and could be utilised for equestrian / smallscale agricultural or horticultural services. The area occupied by the whole property amounts to 1.937 acres.

HOME REPORT

A home report can be downloaded via 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, **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 October 2026



Sale Plan

