



1 & 2 BREOCH COTTAGES

CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

Galbraith



1 & 2 BREOCH COTTAGES, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

Two Semi-Detached Cottages with Renovation Potential

Castle Douglas 3.5 miles ■ Dumfries 18 miles

Carlisle 50 miles ■ Edinburgh 90 miles

Acreage 1.15 acres (0.47 hectares)

Offers Over £220,000

- 1 reception room. 2 bedrooms (each property)
- Potential for development
- No onward chain
- Rural location

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Located just a short drive from the vibrant town of Castle Douglas, this property enjoys the best of rural living while being conveniently close to excellent local amenities. Castle Douglas is a thriving market town known as the ‘Food Town’ of Dumfries and Galloway, offering a delightful mix of independent shops, cafés, restaurants, and a strong community spirit.

Surrounded by rolling countryside and close to Loch Ken, Galloway Forest Park, and the Solway Coast, the area is perfect for outdoor enthusiasts, with opportunities for walking, cycling, sailing, and wildlife spotting. The town also benefits from well-regarded schools, healthcare facilities, and good road links to Dumfries, Ayr, and beyond.

This is an ideal location for those seeking peace and space without being remote.

DESCRIPTION

An exciting opportunity to acquire a pair of semi-detached cottages set within approximately 1.15 acres, surrounded by beautiful countryside. Nestled in a peaceful rural location, this offering includes one renovated cottage ready for occupation and a second cottage requiring complete renovation, providing scope for a variety of uses.

1 Breoch Cottage – Renovated:

- Ideal as a comfortable residence or immediate letting opportunity
- Well-appointed kitchen and bathroom, modern heating and electrics
- Ready for occupancy

2 Breoch Cottage – Full Renovation Required:

- A blank canvas offering complete flexibility
- Ideal for creating a charming second home, holiday let, or workspace
- Potential for reconfiguration or integration with the adjoining cottage

Subject to the relevant planning consents, the property offers a range of possibilities:

- Merge the cottages into one spacious family home
- Maintain as two separate residences with the option to:
 - Live in one and let the other (short or long term)
 - Use one for guests, extended family, or as a holiday rental
- Further enhancement of the surrounding land for garden space, parking, or ancillary buildings (STPP)

This rare combination offers huge potential for investors, developers, or families seeking multi-generational living or holiday let income – all subject to the necessary consents.

EACH COTTAGE COMPRISES:

ACCOMMODATION

Ground Floor: two bedrooms, living room, kitchen & bathroom.

GARDEN

Approximately 1.15 acres of grounds offering privacy and space, Potential for landscaped gardens, paddock, or leisure use. Ample room for parking and outbuildings



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Both mains	Both mains	Both septic tank	Both freehold	Both electric and stove	1 Breoch Cottage Band B	1 Breoch Cottage Band D	FTTP for 1 Breoch Cottage	YES
					2 Breoch Cottage Band C	2 Breoch Cottage Band G	No broadband to 2 Breoch Cottage	

*Fibre To The Premises

FLOOD RISK

No flooding within the last 5 years
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

The will be access over the track leading from the B727. Repairs will be shared according to user.

POST CODE

DG7 1NH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: native.following.jabs

SOLICITORS

Hall Baird Solicitors

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

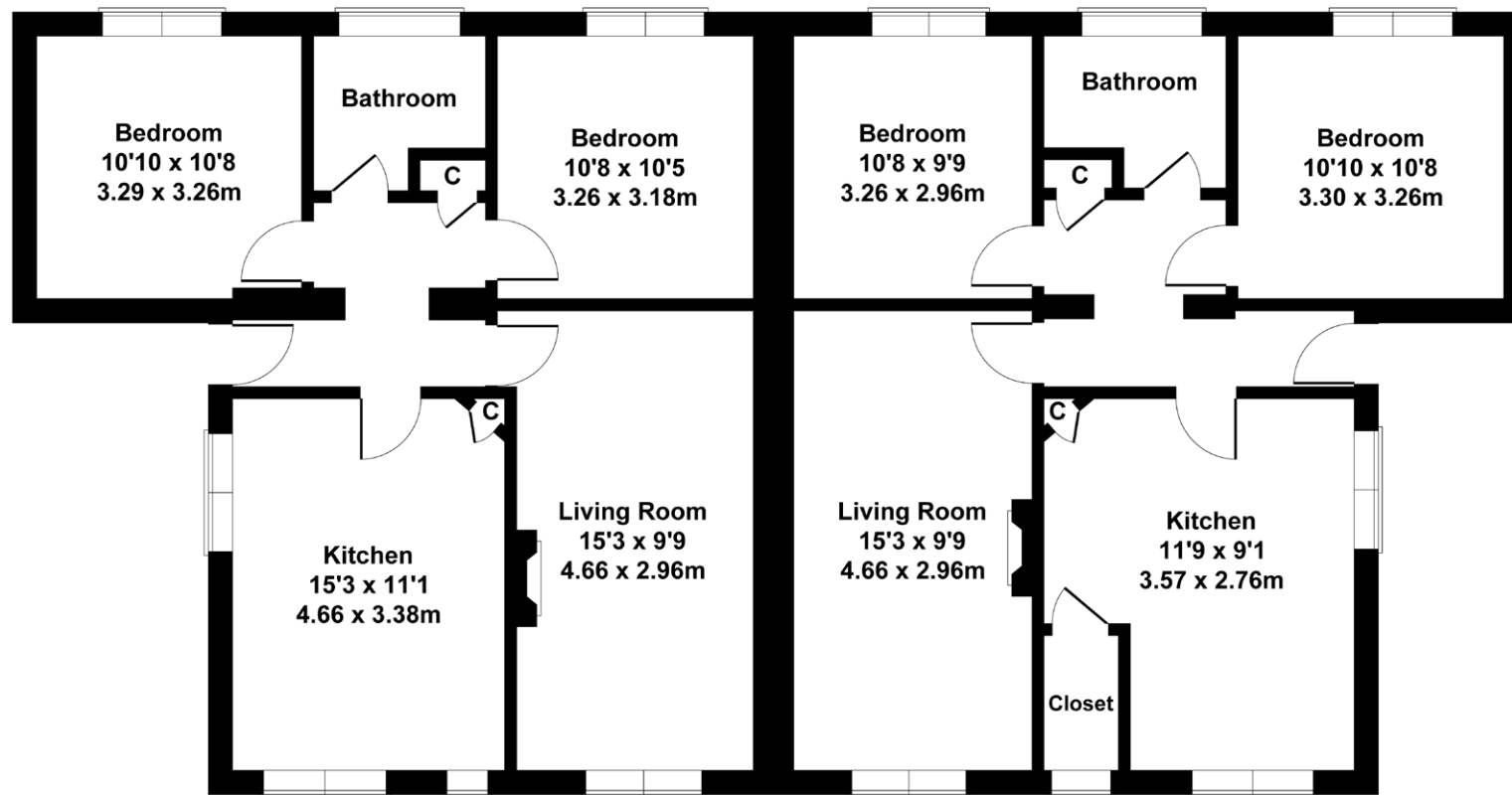
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



1 & 2 Breoch Cottages

Approximate Gross Internal Area
1518 sq ft - 141 sq m



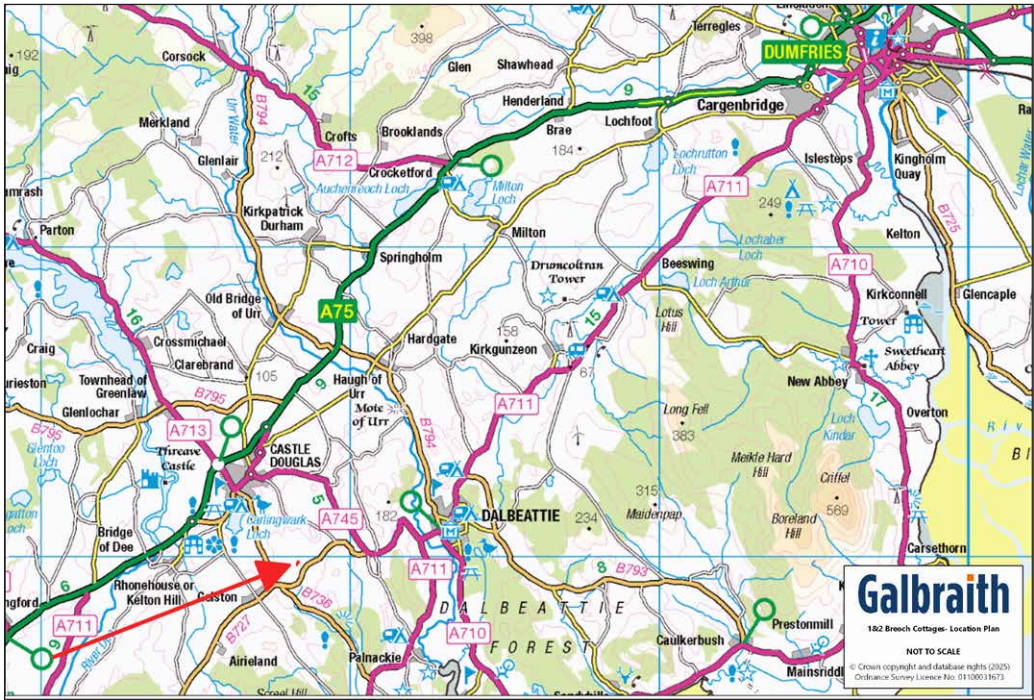
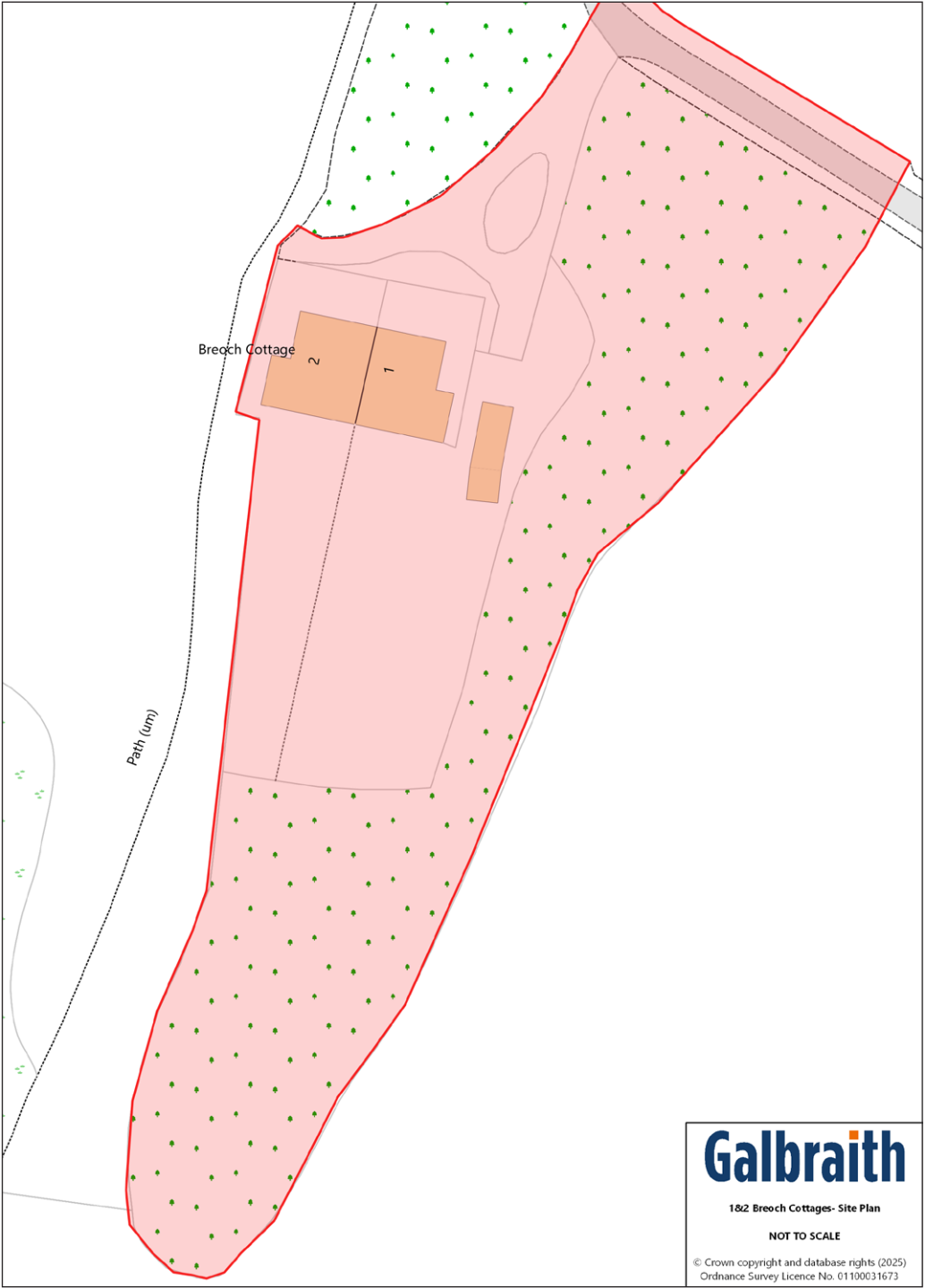
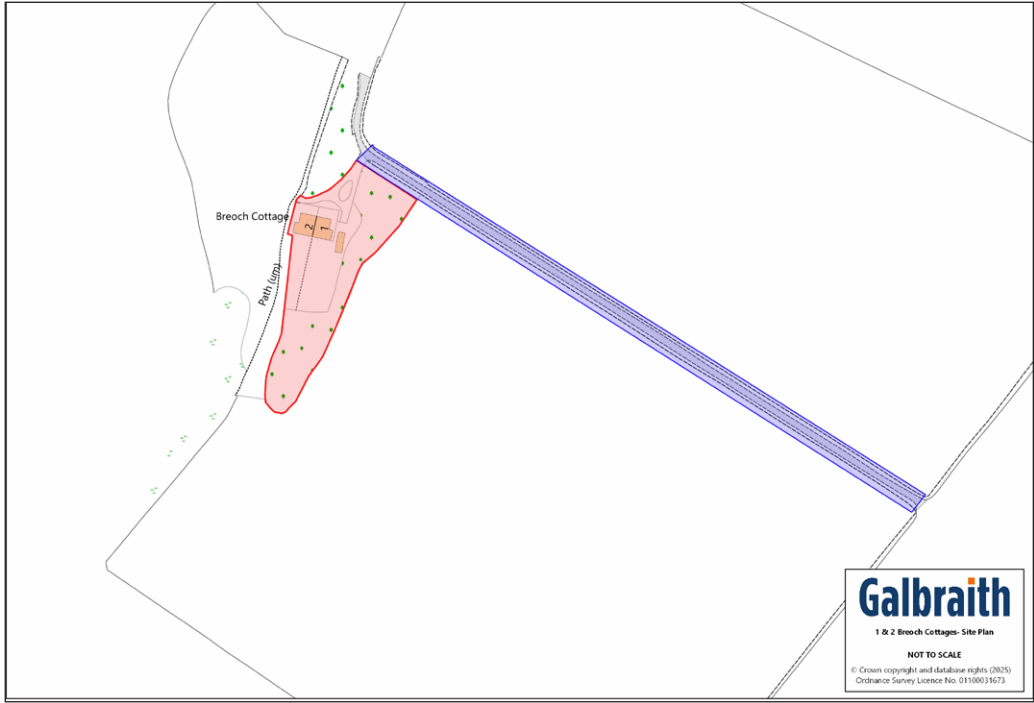
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025







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