



FAIRHAVEN

KIPPFORD, DALBEATTIE

Galbraith



FAIRHAVEN, KIPPFORD, DALBEATTIE

A stunning newly renovated 3 bedroom villa with outstanding views over the Urr Estuary

Dalbeattie 4 miles ■ Dumfries 18 miles

Offers Over £650,000

- Open Plan Kitchen/Living/Dining. 3 bedrooms. 3 Bathrooms.
- Recently renovated coastal home
- Garden Room, Garage & Storage Shed
- Prominent elevated position affording wonderful views
- Landscaped Gardens
- Private location

Galbraith

Castle Douglas
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SITUATION

Fairhaven sits elevated in a prime position above the heart of the sought after coastal village of Kippford on the Colvend Coast, colloquially known as the Scottish Riviera. Kippford has beautiful coastal walks, a nature reserve and superb forest trails, all of which can be accessed on foot from Fairhaven. There are two inns (serving meals and local ales), the RYA award-winning Solway Sailing Club, a cafe/gift shop, a village hall which serves as a thriving community hub, an RNLI station, 9 hole golf course with tea room, and a pottery. The village of Colvend, just 2.5 miles along the A710, is home to an excellent village store, cafe, an 18-hole golf course, and the highest-rated primary school along the Solway Coast. The nearby town of Dalbeattie has a useful range of shops, cafes, hotels, restaurants, veterinary services, primary and secondary schools, health centre, solicitors, garden centre and a park. The Dalbeattie forest offers yet more walking trails and 7Stanes mountain biking for cycling enthusiasts. Castle Douglas, a market town known as Dumfries and Galloway's Food Town, has in addition, many independent retailers, a thriving livestock market, and a 9-hole golf course. The regional capital, Dumfries, (around 18 miles east) provides a wider range of services including a major hospital, Dumfries and Galloway Royal Infirmary. The town, once the home of the National Bard Robert Burns, is now home to the Crichton campuses of Glasgow University and the University of the West of Scotland.

DESCRIPTION

A delightful property providing a stunning contemporary home on one level. The current owners have undergone a programme of renovations in recent years creating a delightful home, finished to a high specification. A deceptively spacious house with an abundance of outside space, landscaped and terraced into the topography of the site and a range of outbuildings. Entrance via the main door leads to an entrance porch/cloakroom area, leading into a central hallway with



modular roof light, which floods the space with natural light. Extensive storage space leads to a utility room with space and plumbing for washing machine, fitted units and storage cupboard with sink. Undoubtedly the heart of the home lies in the open plan living/dining/ kitchen space with stunning coastal views enjoyed from the wall of glazing to the south westerly aspect. The space benefits from a feature wood burning stove for the cooler evenings. The modern fitted kitchen offers a range of fitted units with dresser style storage space and breakfast bar peninsula. Fitted appliances include induction hob, fitted oven/grill, fridge freezer, under counter dishwasher, with sink and window in front, framing that delightful view. Finished beautifully with navy units and a quartz worktop. The glass sliding doors connect inside with out, opening directly to a paved front terrace with partial marine quality balustrade, providing an external continuation to the living space, perfect when entertaining friends and family. Fairhaven provides three double bedrooms, two of which offer a modern fitted shower en suite. The master opens directly to the front terrace. The third bedroom to the side of the property sits adjacent to the modern family bathroom, complemented with a stunning tile finish and Vitra suite including vanity unit. The quality of the completed works is clear to see with solid oak internal doors, oil central heating with Hive control and all windows are Nordan casement style, with an aluminium covering although timber framed. A large loft provides extensive storage space. Externally the property occupies a private elevated location and includes a deceptively sizeable site which has been cleverly landscaped to the front to make best use of the gradient. The garden room offers a delightful space to relax/unwind and enjoy stunning views up the estuary, with potential to create an office/ hobby space within.

Fairview is a unique opportunity to acquire a stunning home taking advantage of the wonderful location in the heart of this sought-after yachting village, with spacious accommodation ideal for hosting family and friends.

ACCOMMODATION

Ground Floor: Entrance Cloakroom/Porch. Central Hallway. Bedroom with shower En suite. Open Plan Kitchen/Living/Dining. Bedroom. Bathroom. Master Bedroom Shower En Suite.

Garden Room (4m x 3.7m)

Boiler Room/Tool Shed (3.4 x 2.4)

Garage with up and over door.

GARDEN

Externally the property occupies a private elevated location and includes a deceptively large site which has been cleverly landscaped to the front to make best use of the gradient, broken up with pathways meandering through with a range of mature shrubs, trees, fruit trees including apple, plum & pear and vegetable beds. The garden room offers a delightful space to relax/unwind and enjoy stunning views up the estuary, with potential to create an office/ hobby space within. Direct access to the garage through the entrance gate to Fairhaven, with additional parking to the rear and side of the garage. The driveway continues to the property and provides parking for 3 cars at the entrance. At the rear courtyard two smaller buildings provide useful storage space, with one housing the boiler and the other for wood storage. A paved pathway continues around the property. The terrace to the front of the property accessed from the living/dining and also from the Master Bedroom offers the perfect space to relax or host friends and family, capturing the views.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil C-H	Band F	D67	FTTP*	YES

*Fibre To The Premises

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

There is a right of access via the lane leading up from the main village front between Springbank and Mole Cottage. Continue to the top and on a slight left hand turn, the wooded gate sits for Fairhaven with the garage directly in front. The driveway to the property continues round to the parking area adjacent to Fairhaven.

POST CODE

DG5 4LN

WHAT3WORDS

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

dream.heckler.fixated

SOLICITORS

Neil Solicitors,
2-4 Northgate
Peebles
Scottish Borders
EH45 8RS

LOCAL AUTHORITY

Dumfries & Galloway

FIXTURES AND FITTINGS

All blinds will be included in the sale. 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

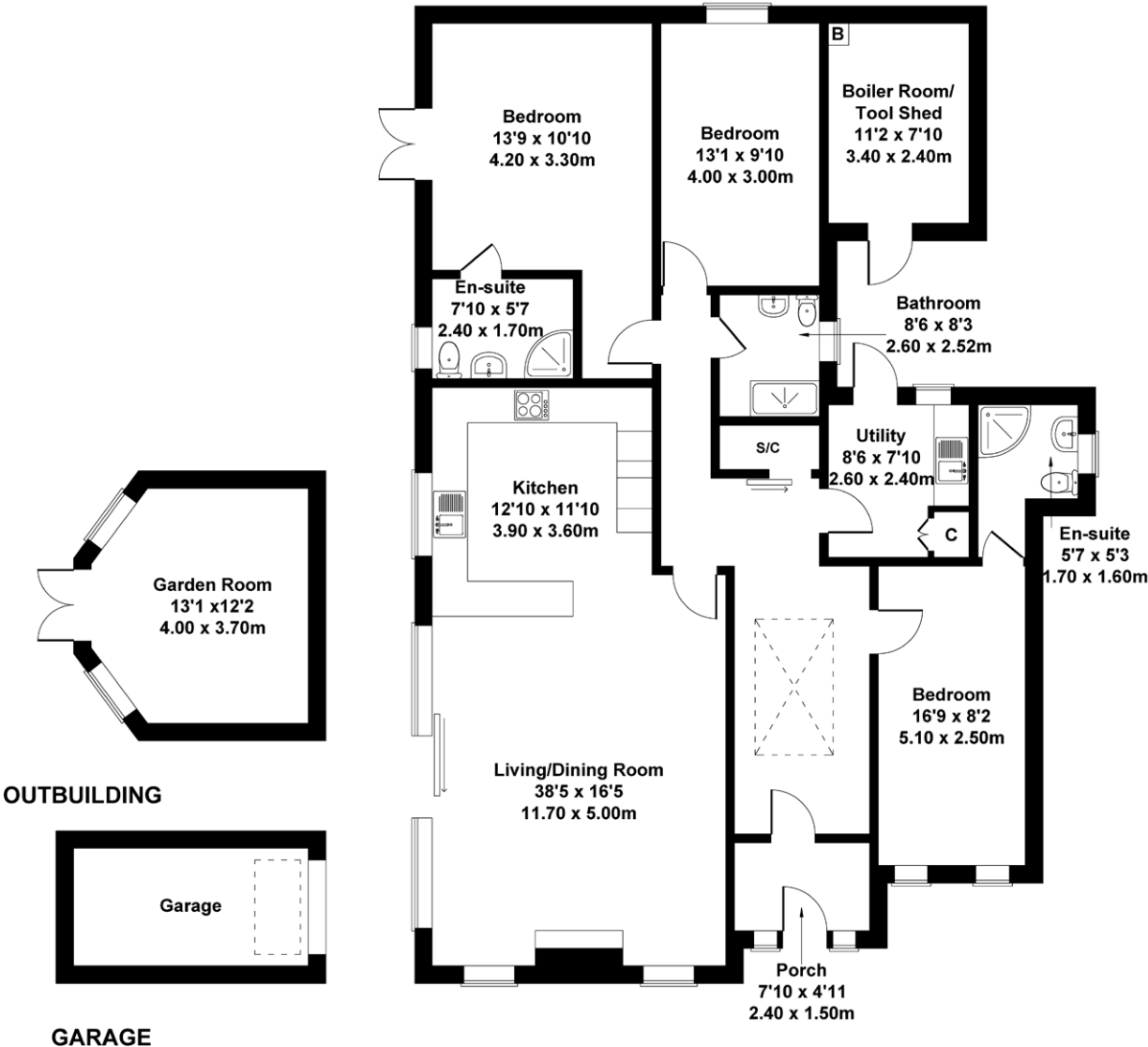
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 June 2025

Fairhaven, Kippford, DG5 4LN

Approximate Gross Internal Area
1765 sq ft - 164 sq m
(Excluding Garage)

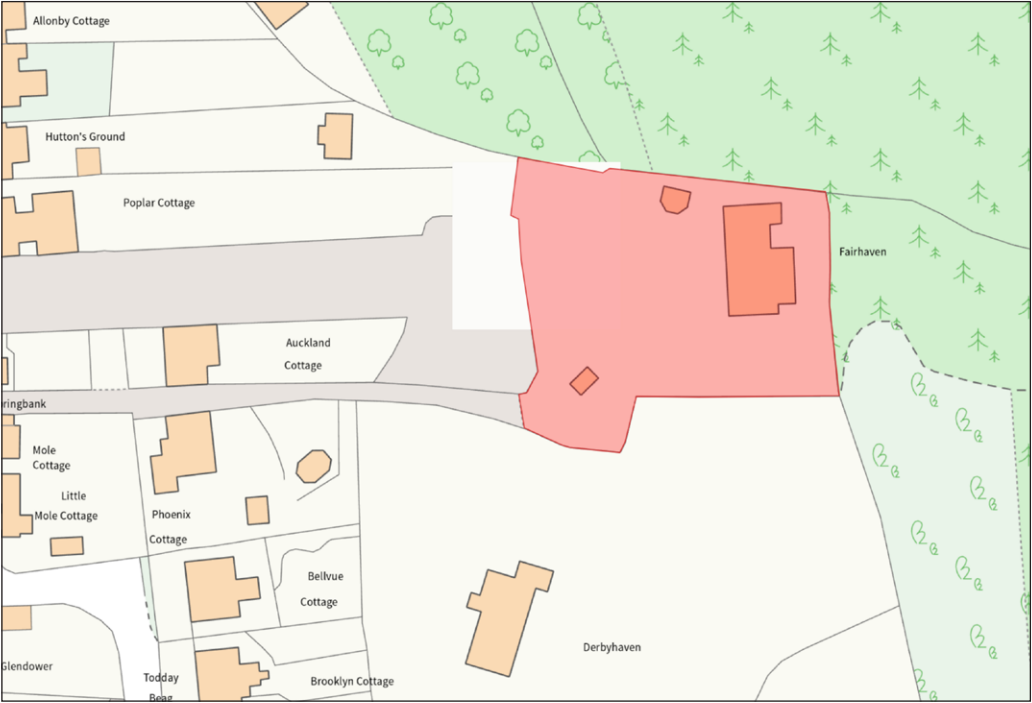


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.











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