

Galbraith



MILL DAM

BEECHWOOD, GATEHOUSE OF FLEET, CASTLE DOUGLAS



MILL DAM, BEECHWOOD, GATEHOUSE OF FLEET, CASTLE DOUGLAS

A generously proportioned single storey home with a stunning mill pond in a sought-after location.

Kirkcudbright 8 miles ■ Castle Douglas 14 miles ■ Dumfries 31 miles

Offers Over £495,000

- 2 reception rooms. 4 bedrooms
- Integral double garage
- Stunning mill pond
- Large patio
- Garden with apple orchard and fruit cage
- Large greenhouse with power and water, and adjoining vegetable plots

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Mill Dam sits in the quiet wooded residential area of Beechwood on the southeast edge of Gatehouse of Fleet. Located in the Fleet Valley National Scenic Area and designated a UNESCO Biosphere, Gatehouse has a good range of local facilities including a primary school, hotels, chemist, doctor's surgery, coffee shops, post office/general store and a small supermarket. A wider range of services can be found in the nearby towns of Kirkcudbright and Castle Douglas.

The harbour town of Kirkcudbright is known as Scotland's Artists' Town, having strong connections and history with the renowned Glasgow Boys. Today it thrives as a popular destination town with gallery, museums, individual shops and a wonderful community spirit. Primary and secondary schooling is available in the town. Castle Douglas is designated the region's Food Town and is home to a wide variety of boutique shops and businesses. Again, primary and secondary schools are situated in the town.

The region is famed for its outdoor sporting opportunities including mountain biking at the various Seven Stanes forest centres, fishing and shooting on the stunning lochs, hillsides, coast and rivers, golf at numerous courses including Gatehouse itself and further afield the championship course at Southernness, and equestrian pursuits. There also sandy, picturesque beaches within close proximity to Gatehouse at Sandgreen and Mossyard.

Communications to the region are good with motorway connections north and south available at Moffat, Lockerbie and Gretna. Mainline train stations are in Lockerbie and Dumfries with connections to Glasgow, Edinburgh, Manchester and London. Glasgow and Edinburgh airports are each around 2 hours by car.

DESCRIPTION

Mill Dam is a striking single storey dwelling which is designed around the stunning mill pond which forms part of the unique garden. An airy entrance hall welcomes you from both front and back of the house. The spacious accommodation includes a large main dining kitchen which is the light-filled heart of the home. Fitted cabinetry and a large central island complete sink and dishwasher complement the Aga which gives a real sense of home. Bi-fold patio doors lead out to the patio and to the rear two picture windows bring the outside in. The large utility room is fitted out in such a way that it is effectively another kitchen, giving huge flexibility and amenity to the accommodation. Four good sized bedrooms, including a master suite with French doors leading to the garden, give plenty of room for a growing family or visiting friends, grandchildren etc, as well as scope for working from home. The current owner uses bedroom four as a study, ideal for someone needing to work from home, but it could equally make a good-sized bedroom. The large sitting room has patio doors leading out to the patio, and a welcoming fireplace for those cosy winter nights. The double garage is integral, accessed from the main kitchen, and has double electric-powered Hormann doors with remote control. There is plenty of workspace, including a sink.

With the focus of the house towards the pond, the patio and French doors all give lovely views of it, and in the warmer months can all be open, giving a lovely connection between indoors and out, ideal for summer entertaining and family gatherings. All in all, Mill Dam is a fantastic opportunity to acquire a unique home in an idyllic setting on the edge of a popular Galloway town.

ACCOMMODATION

Entrance hall. Cloakroom WC. Dining Kitchen. Sitting Room. Utility Room/Kitchen 2. Shower Room. Master Bedroom with En Suite Bathroom. 3 further Bedrooms. Integral Double Garage.



GARDEN

From the lane, stone gate piers open to the driveway, which follows up round to a parking area in front of the garage doors. To the front of the house lies a large patio, ideal for summer entertaining, and a wide lawn in front with the pond stretching across the length. A wooded area curves around the far side of the pond. To the far end lies an apple orchard, and fruit cage, and to the rear is an area of raised beds suitable for shrubs and vegetables.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains Gas CH	Band G	C 71	FTTC*	YES

*Recently an initial visit has been made to the property in connection with the introduction of FTTP.

FLOOD RISK

According to SEPA there is a 10% chance of surface water/small watercourse flooding in the area. However, there has been no flooding to the property during the current ownership. The property sits higher than the pond and water flows to the pond from the Bush Burn, which can be manually regulated at source.

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS

The owners of Catriona, the neighbouring property have a right of access over the driveway.

POST CODE

DG7 2EB

WHAT3WORDS

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

SOLICITORS

Brodies
110 Queen Street
Glasgow
G1 3BX

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.





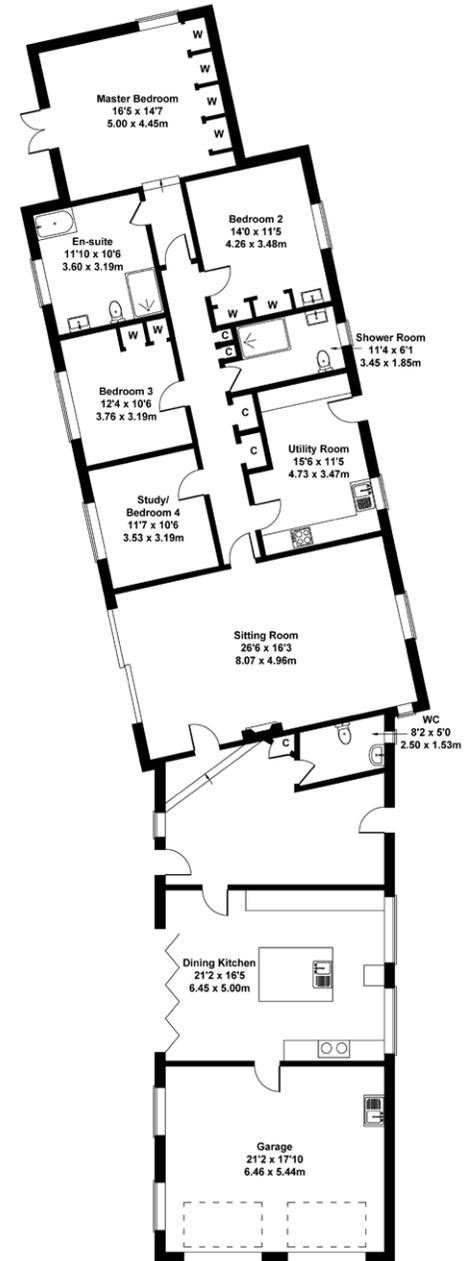
Utility Room/Second Kitchen





Mill Dam, Gatehouse of Fleet, DG7 2EB

Approximate Gross Internal Area
2723 sq ft - 253 sq m

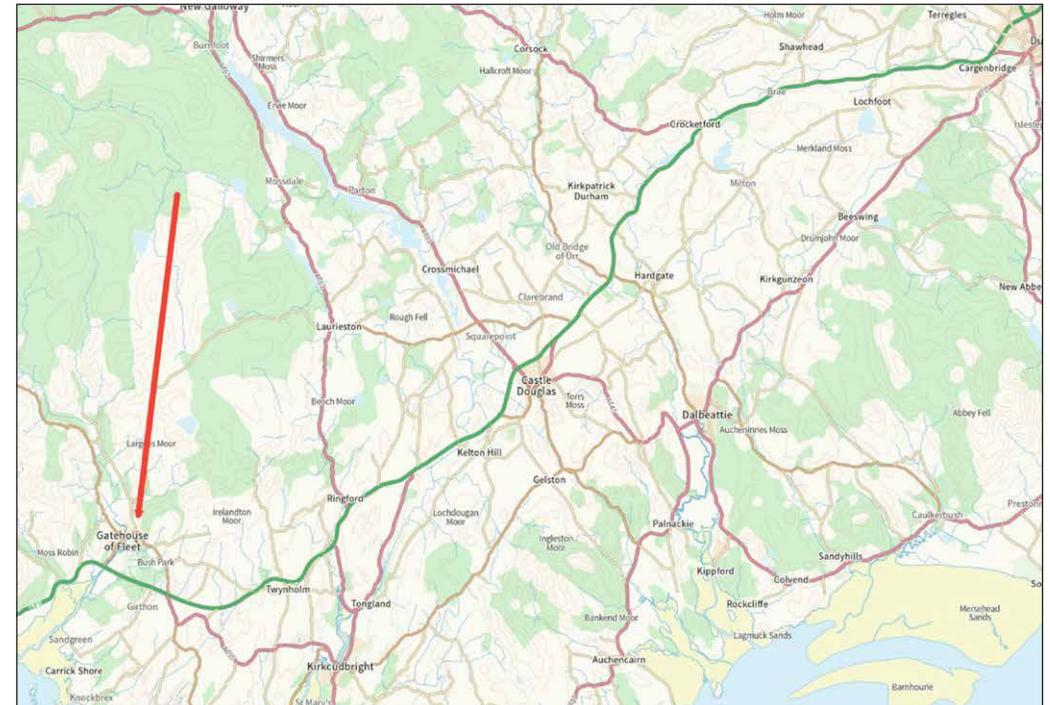
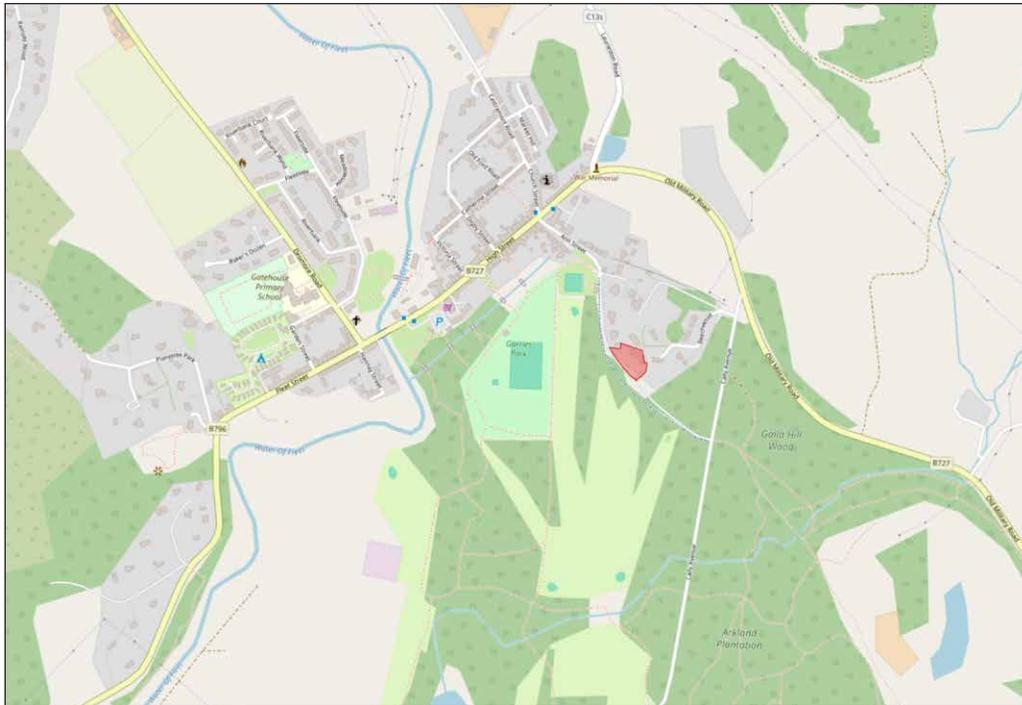


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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 March 2026.







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