

Craigdale,

7 The Square | New Abbey | Dumfries | Dumfries and Galloway | DG2 8BX



Galbraith

Charming historic village home with garden, former smithy, workshop/studio and potential



Dumfries 7 miles | Carlisle 40 Miles | Glasgow 84 miles
(All distances are approximate)

2 reception rooms. 3 bedrooms

Prime position

Flexible living accommodation

Characterful C listed property

Exceptional potential for artist's studio, gallery or creative workspace

Generous rear garden

Offers over £165,000

Galbraith

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Situation

Craigdale is centrally situated within the attractive and historic village of New Abbey, a sought-after location on the Solway Coast in Dumfries and Galloway. Known for its welcoming community with a steady flow of visitors drawn to the Abbey and surrounding coastline, the setting is ideally suited to those seeking a live/work environment. The village is well known for its strong sense of community and picturesque surroundings, with local amenities including an award winning doctor's surgery, village shop, tea room, public house and primary school.

The village is home to the striking ruins of Sweetheart Abbey, founded in the 13th century, and lies within close proximity to the scenic coastline, offering a range of outdoor pursuits including walking, cycling and wildlife watching. The nearby market town of Dumfries, approximately 8 miles distant, provides a wider range of amenities including supermarkets, secondary schooling, healthcare facilities and leisure amenities.

The area is well connected, with Dumfries offering links to the A75 for access across the region, while rail connections to Glasgow and Carlisle are available from Dumfries station.

Description

Situated in the heart of the charming and historic village of New Abbey, Craigdale is a characterful Category C listed property offering flexible accommodation and significant potential for modernisation.

The property is understood to pre-date the adjoining former smithy, which dates back to 1775, adding to its unique heritage and appeal. Internally, the accommodation comprises of a welcoming lounge and separate sitting room, providing versatile living space. The kitchen is complemented by a useful utility area, while a wet room-style shower room serves the ground floor.

On the first floor, three bedrooms provide well-proportioned accommodation, while a walk-in wardrobe and storage within the eaves provide practicality without compromising character. A loft room above the kitchen offers additional flexible space, suitable for a variety of uses subject to any necessary consents. Of particular note is the direct external access to the first floor via a staircase from the rear garden, presenting potential for alternative living arrangements or ancillary use.

Externally, the property enjoys a generous rear garden, offering a private outdoor space with scope for landscaping. A substantial garage/workshop, benefits from an electricity supply and provides excellent potential for a range of uses. The former smithy also benefits from having electric and water supply and this area could be adapted to provide a further range of uses such as a workshop or gallery space.

Craigdale would benefit from a degree of modernisation but presents an exciting opportunity to create a distinctive home within a sought-after village setting.



Accommodation

Ground Floor: Entrance hall, living room, sitting room, shower room, utility area, kitchen and Smithy

First Floor: Three bedrooms, loft room and bathroom

Garden (and Grounds)

To the rear of the property is an enclosed garden with mature and productive fruit trees and bushes., a lawn area and greenhouses which will require some repairs.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band D	Band F

Services

Mains electricity and water are connected | Oil fired central heating | FTTC (Fibre To The Cabinet) is available | Mobile Signal Yes

Flood Risk

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



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Post Code: DG2 8BX

Solicitors

JHS Law, Dumfries

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

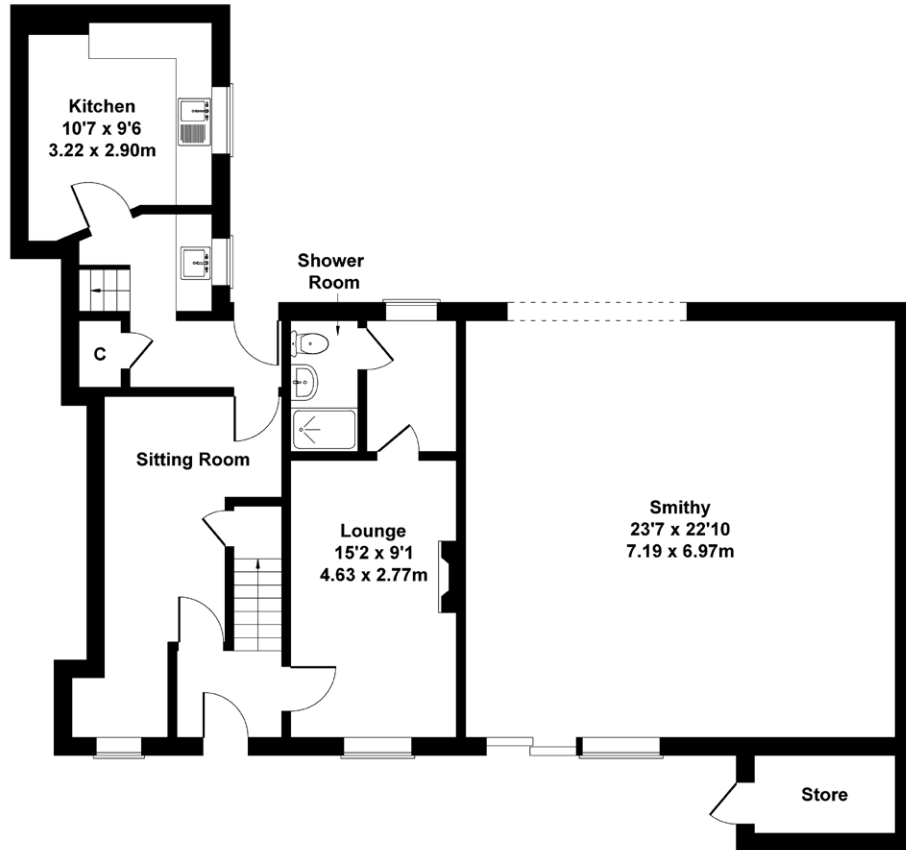
Health & Safety

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.

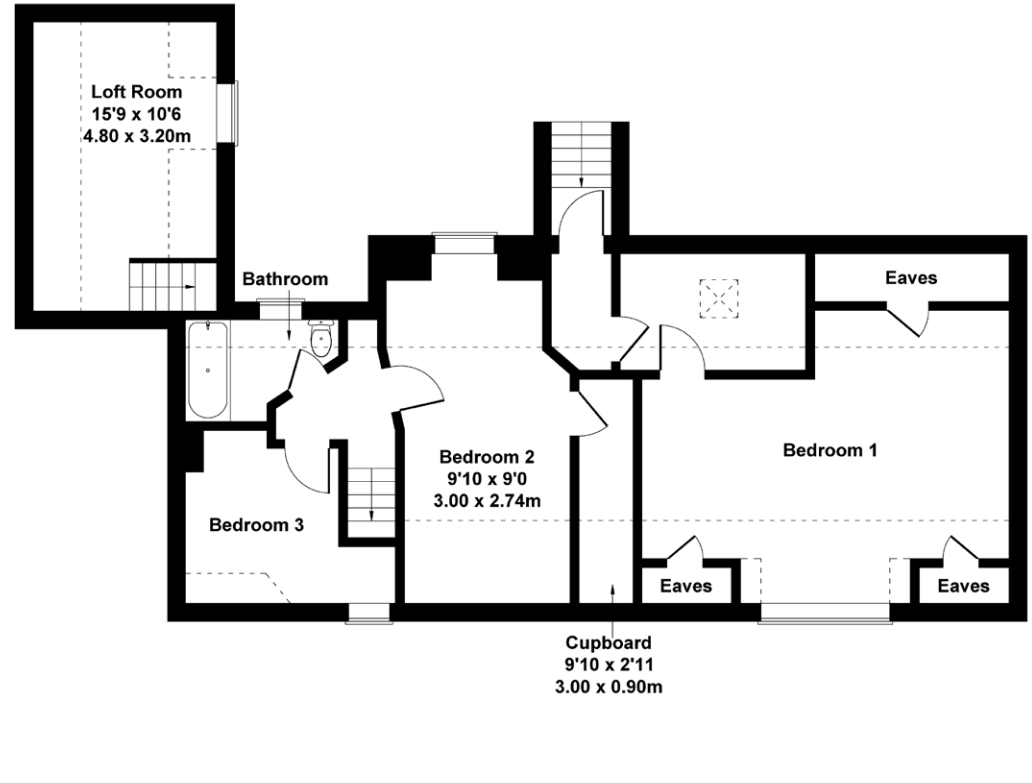


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Approximate Gross Internal Area
2099 sq ft - 195 sq m
(Excluding Eaves)



GROUND FLOOR



FIRST FLOOR

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



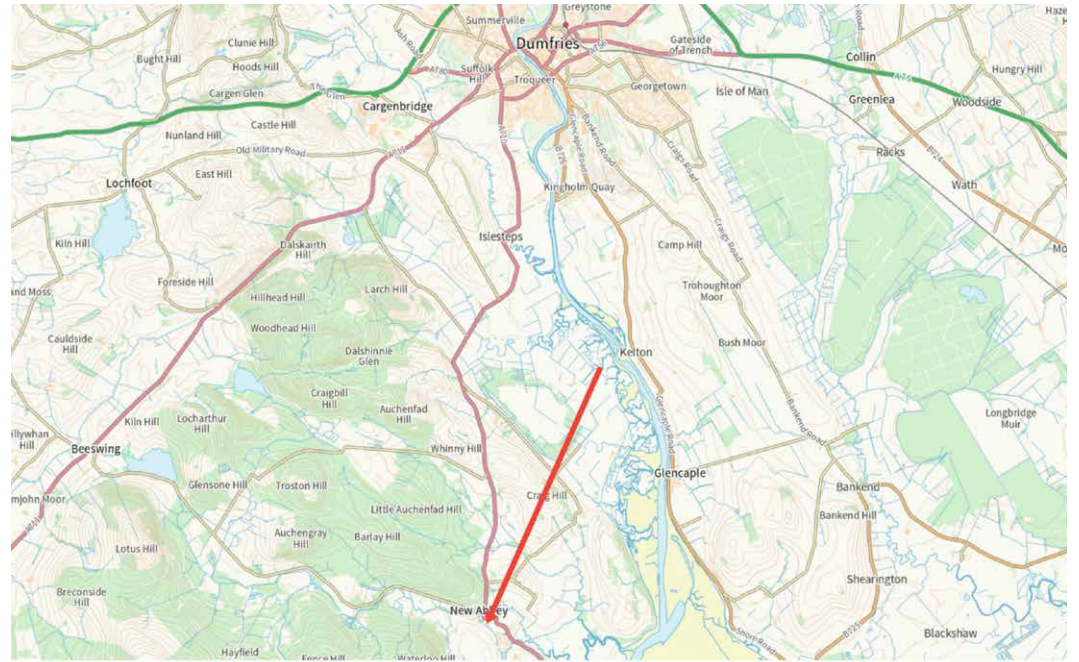
Anti Money Laundering (AML) Regulations

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.

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 April 2026





Galbraith