



RANNOCH

RANNOCH, KIPPFORD, DALBEATTIE



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A delightful split level bungalow in a unique corner site with stunning views of the Urr Estuary

Dalbeattie 4 miles ■ Dumfries 18 miles

Offers Over £455,000

- 2/3 reception rooms. 2/3 bedrooms
- Large mature garden with patios and deck
- Striking feature stone dyke with built in planters
- Detached garage
- Cellar - low height storage



Galbraith

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 OnTheMarket

SITUATION

Rannoch sits in an enviable corner position in Kippford with open views of the estuary and countryside. The village is perennially popular and provides two hotels, the Solway Yacht Club, Kippford Nature Reserve, village hall, 9-hole golf course with tea room, RNLI, a gift shop/small delicatessen, and a pottery. The nearby town of Dalbeattie has a good range of shops, cafes, hotels, restaurants, primary and secondary schools, health centre, solicitors, a 9-hole golf course, and a park. 18-hole golf courses can be found nearby at Colvend and Southernness. The market town of Castle Douglas is known as Dumfries and Galloway's Food Town, and has individual shops, schools, supermarkets, health services, veterinary services, a thriving livestock market, and 9-hole golf course. Dumfries, around 18 miles east, is the regional capital, and provides a wider range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is also home to the Crichton campuses of Glasgow University and the University of the West of Scotland.

DESCRIPTION

Rannoch is a thoughtfully designed split level well-appointed home, sitting within generous mature garden grounds. Panoramic views of the Urr Estuary, Kippford village, marina and the surrounding countryside lift this delightful property into the realms of rarity, with one of the best locations in the village. Generous reception rooms mean the house is ideal for entertaining guests and family events. The large sitting room on the ground floor has a sliding glazed door and window, giving light and enabling gatherings to spill out into the garden. There is an electric awning over the window which gives shade on hotter days. A formal dining room leads from the sitting room. The L-shaped kitchen has a stylish range of fitted units, and a good-sized breakfast/informal dining area with dual aspect views over the rear garden. A useful porch leads out to the garden. The living room on the upper ground floor has a beautiful bay window which includes a glazed door accessing the raised deck from where stunning views of the estuary and marina can be enjoyed.

The bedroom accommodation is on the upper ground floor and is currently configured as two bedrooms, however Bedroom 1 was created by the current owner from two smaller bedrooms and could easily be reinstated back to give three bedrooms in total. The living room has fitted wardrobes and could also become a stunning bedroom with deck access. Bedroom 2 is en suite and has fitted bedroom furniture. There is a family shower room with 'Jack & Jill' doors to the hall and Bedroom 1.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Rannoch	Mains	Mains	Septic tank	Freehold	Oil CH	Band G	Band C74

The property is heated by oil fired central heating, with the addition of a cosy wood-burning stove in the sitting room for colder months. The boiler is situated in the cellar, which is accessed externally and provides useful low height storage.

ACCOMMODATION

Ground Floor: Entrance Vestibule. W.C. Hallway. Sitting Room. Dining Room. Kitchen. Back Porch

Upper Ground Floor: Living Room. Bedroom 1. Family Shower Room with Jack & Jill doors. Bedroom 2 with En Suite Shower Room. Linen Cupboard with hot water tank.

Garage

5.76m x 4.73m

Detached garage with electric door, side pedestrian door, power and light.

Garden Hut

With power and light

GARDEN

A private tarmac driveway leads in past the neighbouring property, and opens to a generous tarmac parking area. The detached garage sits to the side, with the oil tank tucked in beside screened from view. The garden wraps around the house, with the front and side areas mainly laid to grass. There is wiring for a robotic lawnmower, meaning the grass cutting is never a chore. Mature shrubs abound giving interest and character, and on the estuary side, the garden is bound by a stone dyke. The views from the garden are spectacular, with far reaching scope both up and down the estuary. Farm land sits adjacent, meaning no houses will be built between Rannoch and the water. To the rear, beautiful gravel beds are home to a colourful variety of flowering shrubs, along with a greenhouse. A patio sits adjacent to the back porch. Leading on from this is a further grassed area with a gravel bed of shrubs running along the rear boundary wall, and to the far side sits a spectacular bespoke stone dyke featuring a variety of stone sizes and built in stone trough planters. A patio sits in front of this from which to enjoy summer entertaining and all the colours of the garden. A tall timber fence shields this side of the garden from the drive and parking area.

DIRECTIONS

From the A710 take the turn signed Kippford. Continue down into the village. At the bend you will see yachts moored ahead of you, and the village car park to your left. Turn right here into the residential area, go straight ahead towards the property called Silverwood. Immediately to the right of the entrance to Silverwood you will see the gates and driveway of Rannoch. Go through the gates and follow the driveway past Silverwood to Rannoch.



POST CODE

DG5 4LL

WHAT3WORDS

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

SOLICITORS

Walker & Sharpe
37 George Street
Dumfries
DG1 1EB

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. For the avoidance of doubt, the Dining Room curtains and the wall light in the dining area of the Kitchen are not included.

VIEWINGS

Strictly by appointment with the Selling Agents.

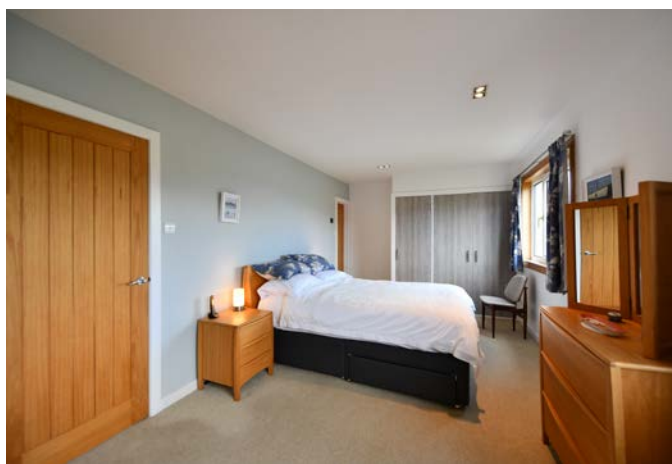
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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service 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 July 2023.







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Site Plan
NOT TO SCALE
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