

Galbraith

BLAIRASH

COLVEND, DALBEATTIE.





BLAIRASH, COLVEND, DALBEATTIE.

A traditional extended Victorian property in a pretty village close to the coast.

Dalbeattie 5.5 miles ■ Dumfries 19.5 miles ■ Carlisle 51.8 miles

Offers Over £395,000

- 3 reception rooms. 3 bedrooms
- Extended to provide modern kitchen, additional living space and ancillary accommodation.
- Attractive easily maintained garden.
- Walking distance from highly rated village primary school.
- Close to village amenities.
- Convenient for all coastal destinations.

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Blairash sits in the middle of the village of Colvend, which is home to an excellent village store, an 18-hole golf course and the highest-rated primary school along the Solway Coast. Sandyhills a short drive east is renowned for its large sandy beach and has a shop close to the public car park. Barend, a holiday village nestling behind Sandyhills has a bar/restuarant. A few miles further west is the yachting village of Kippford. Kippford has beautiful coastal walks, a nature reserve and superb forest trails. 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 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 19 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

Blairash is a traditional Victorian one and a half storey home which has been the owner's home for many decades. Over that time, it has been extended to provide a modern kitchen, utility room, shower room, wet room and large living room which has patio doors overlooking the generous front garden. The traditional rooms of formal sitting room and dining room still retain their period charm and are ideal for formal entertaining. Upstairs, three good sized bedrooms and a box room provide ample space for a family or for guests. With LPG fired central heating and a log burner in the living room, Blairash is cosy in winter months. In summer, a patio provides a peaceful area in which to sit and relax or to entertain guests. To the rear, a large garage (7.78m x 4.99m) has power, lighting and a workbench. A handy log store (4.86m x 2.69m) can also house a lawn mower. There is parking for several vehicles including a larger vehicle such as a camper van.

Blairash represents a rare opportunity to obtain a wonderful family home and village life or would make a fabulous second or holiday home nestled in the heart of the Colvend Coast area, popular with tourist year-round.



ACCOMMODATION

Ground Floor: Entrance hall. Sitting Room. Dining Room. Living Room. Kitchen. Utility Room. Shower Room. Wet Room.

First Floor: Master Bedroom. Bedroom 2. Bedroom 3. Boxroom

GARDEN

A tarmac drive leads from the central amenity area of the village and sweeps up to a large area of tarmac parking. Standing sentinel by the entrance is a large mature ash tree. A grass border laden with sweet scented rosehips and other mature shrubs runs alongside the drive and a herbaceous border follows the curve of the generous front lawn, bounded by dry stone dyke topped with decorative coping stones. Mature plants and shrubs are planted around the house, giving colour and interest year round. The outside edge of the dyke near the entrance has an old gravestone, thought to be centuries old, embedded in the stone. The current owner found it split in two and being used as window lintels in an old ruined bothy which used to sit at the bottom of the drive.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	LPG CH	Band F	F29	FTTC	YES

FLOOD RISK

There is no specific risk to the property.
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Blairash has a right of access over the ground in front.

DIRECTIONS

Follow the A710 from Dalbeattie approximately 5.5 miles until you arrive in the village of Colvend. Blairash can be found off the central amenity area of the village to the left of the shop buildings.





POST CODE

DG5 4QD

WHAT3WORDS

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

SOLICITORS

Walker & Sharpe
37 George Street
Dumfries
DG1 1EB

LOCAL AUTHORITY

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

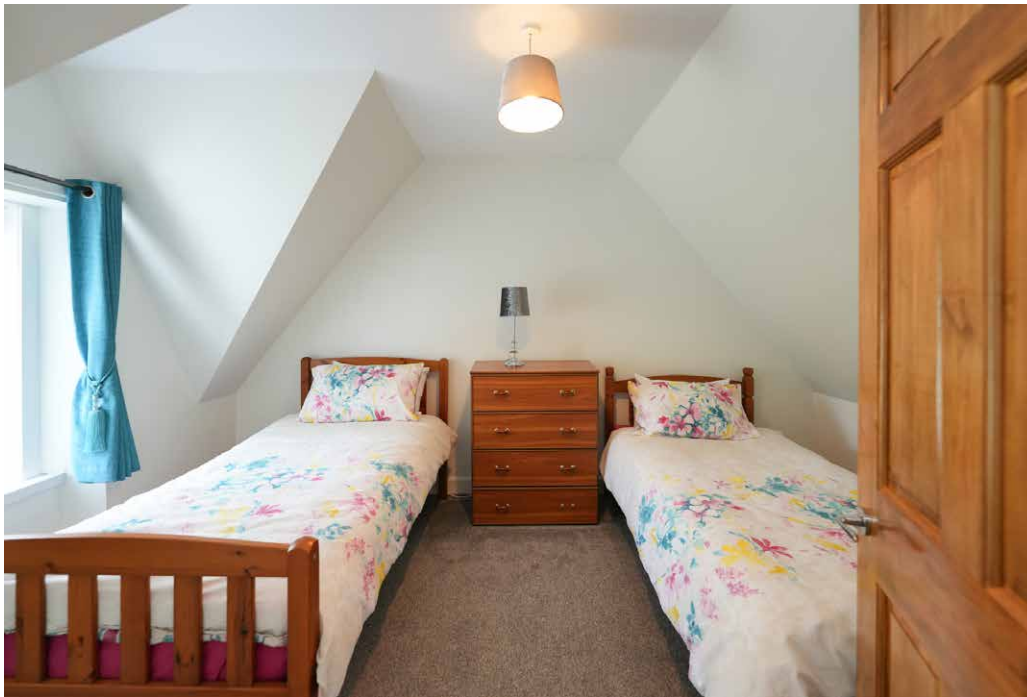
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

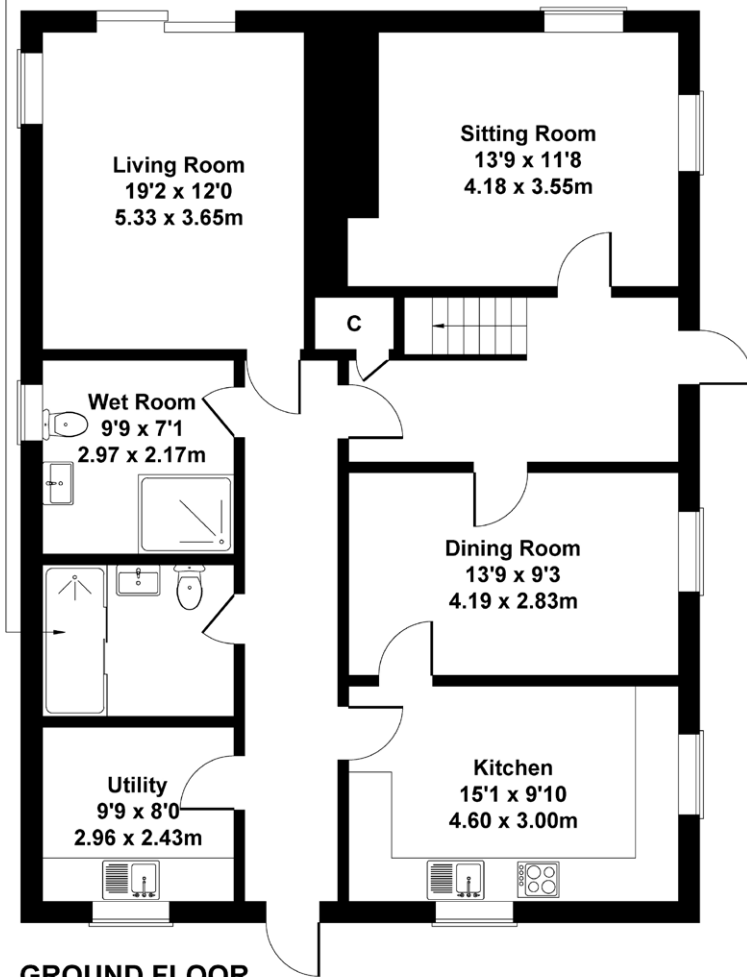
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



Blairash, Colvend, DG5 4QD

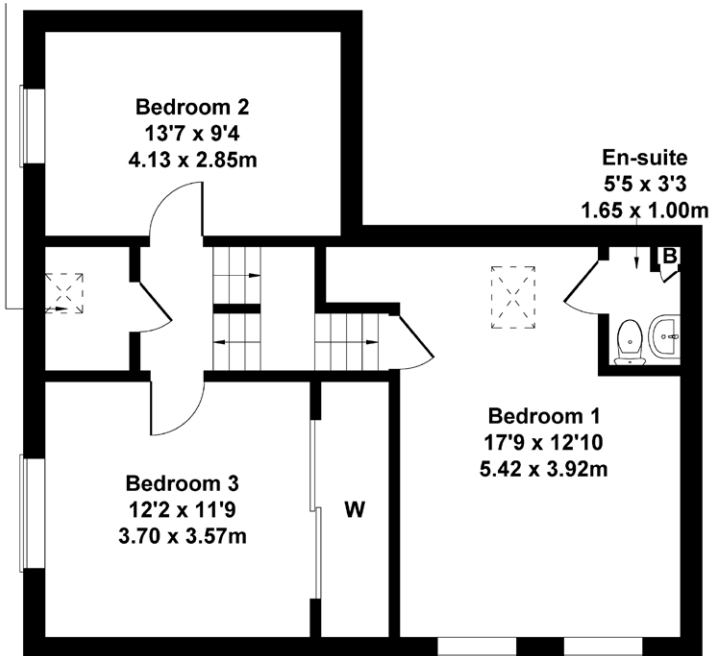
Approximate Gross Internal Area
1819 sq ft - 169 sq m

Shower Room
9'10 x 4'1
2.99 x 1.25m



GROUND FLOOR

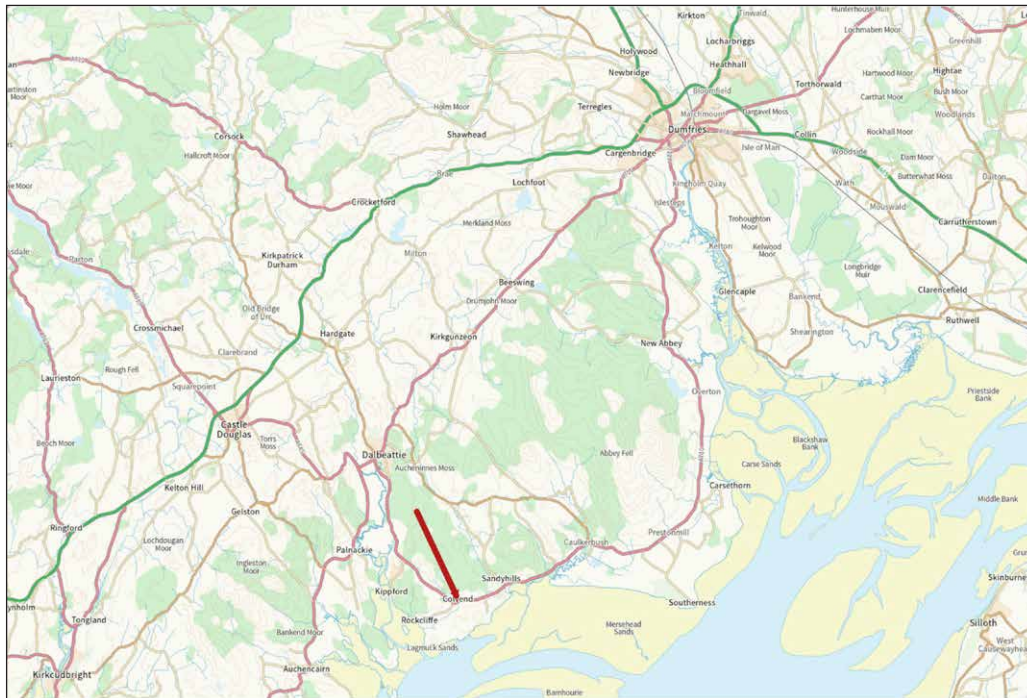
Boxroom
5'7 x 3'10
1.70 x 1.18m



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.



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.





Galbraith

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PLEASE RECYCLE