

# 173 Copland Street

Dalbeattie



Galbraith



# A well-appointed four bedroom bungalow in a quiet cul-de-sac.



Castle Douglas 6.7 miles | Dumfries 13.7 miles | Carlisle 46.2 miles

(All distances are approximate)

2 reception rooms. 4 bedrooms

Conservatory with decking outside

Large garage

Mature garden

Withing walking distance of local amenities

**Offers Over £280,000**

# Galbraith

93 King Street | Castle Douglas | DG7 1AE  
T: 01556 505 346 | E: [castledouglas@galbraithgroup.com](mailto:castledouglas@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)

## Situation

173 Copland Street sits in a small cul-de-sac off the main part of the street in a trio of individually designed residences. Dalbeattie nestles in the valley of the River Urr, the name means "valley of the silver birch". The town has a thriving and friendly community with a good range of shops, small supermarkets, cafes, hotels, restaurants. The town also has award winning butchers, a veterinary surgery, nursery, primary and secondary schools in a state of the art education campus, a museum, solicitors, a dental practice and a health centre. In addition there is a selection of sporting facilities including a park with boating lake, a bowling green, an active tennis club, football club and facilities, as well as a nine-hole golf course. In the summer months a Civic programme runs a variety of events enjoyed by the local community and visitors alike.

The nearby market town of Castle Douglas, known as Dumfries & Galloway's Food Town, also provides a variety of shops, two larger supermarkets, health services, pool and leisure facilities, veterinary services, and a thriving livestock market. Dumfries which is approximately 13 miles distant and is the principal town in the area which provides a wider range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is home to the Crichton campuses of both Glasgow University and the University of the West of Scotland.

Communications to the area are good. There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south. The M74 motorway network is 42 miles distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport 63 miles north, and Edinburgh and Glasgow both 96 miles.

## Description

173 Copland Street is an attractive modern bungalow sitting in mature landscaped garden grounds. The rooms are well-proportioned with a spacious dining kitchen providing the heart of the home. A good-sized utility room with shower room complements the kitchen. The airy sun lounge and generous sitting room, with welcoming living flame gas fire, provide ideal reception space for both formal and more casual entertaining. The master bedroom has an en suite shower room, and a stylish family bathroom supports the remaining three bedrooms. The smallest bedroom has been used as a home office and is ideal for this purpose but would also make a child's bedroom or nursery.

Outside is a large garage with workshop space, power and light. There is also a car port to the side of the garage.

The property is in true walk-in condition and is ideally placed for all town amenities as well as the wider surroundings such as the nearby Dalbeattie forest and the coast a few miles away.



## Accommodation

Hallway. Dining Kitchen. Utility Room. Shower Room. Sun Lounge. Sitting Room. Master Bedroom with En Suite. 3 Further Bedrooms

## Garden

From the private road a gravel area sweeps into the front garden and leads around to the rear of the house to the garage and carport. This provides ample parking and turning for several vehicles. A large border runs along the side of the gravel and is replete with mature shrubs, trees and plants giving year-round interest. To the other side is a lawned area, bound by another mature border. Steps lead from the gravel area to a timber deck at the front of the sun lounge. To the rear is a further area of lawn and a decorative gravel area with ornamental beds, and a summer seat with round paved small patio. There is also an attractive raised bed. A path leads around the side of the house with steps and railing up to the back door, then continues around to the rear garden.

## Tenure

Freehold

## Local Authority

Dumfries and Galloway Council

## Council Tax

Band F

## EPC

Band C75

## Services

Mains water, electricity and drainage are connected | Gas Heating  
FTTP | Mobile Signal

## Flood Risk

There is a small risk of surface water flooding in the area, but the sellers confirm there has been no flooding in the last 5 years.

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

## Access

Access is via the private road leading to 175 Copland Street and is owned by that property. 173 Copland Street has a right of access over it.

## Directions



reported.blissful.fetching



Postcode: DG5 4EJ



## Solicitors

Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Viewings

Strictly by appointment with the Selling Agents.

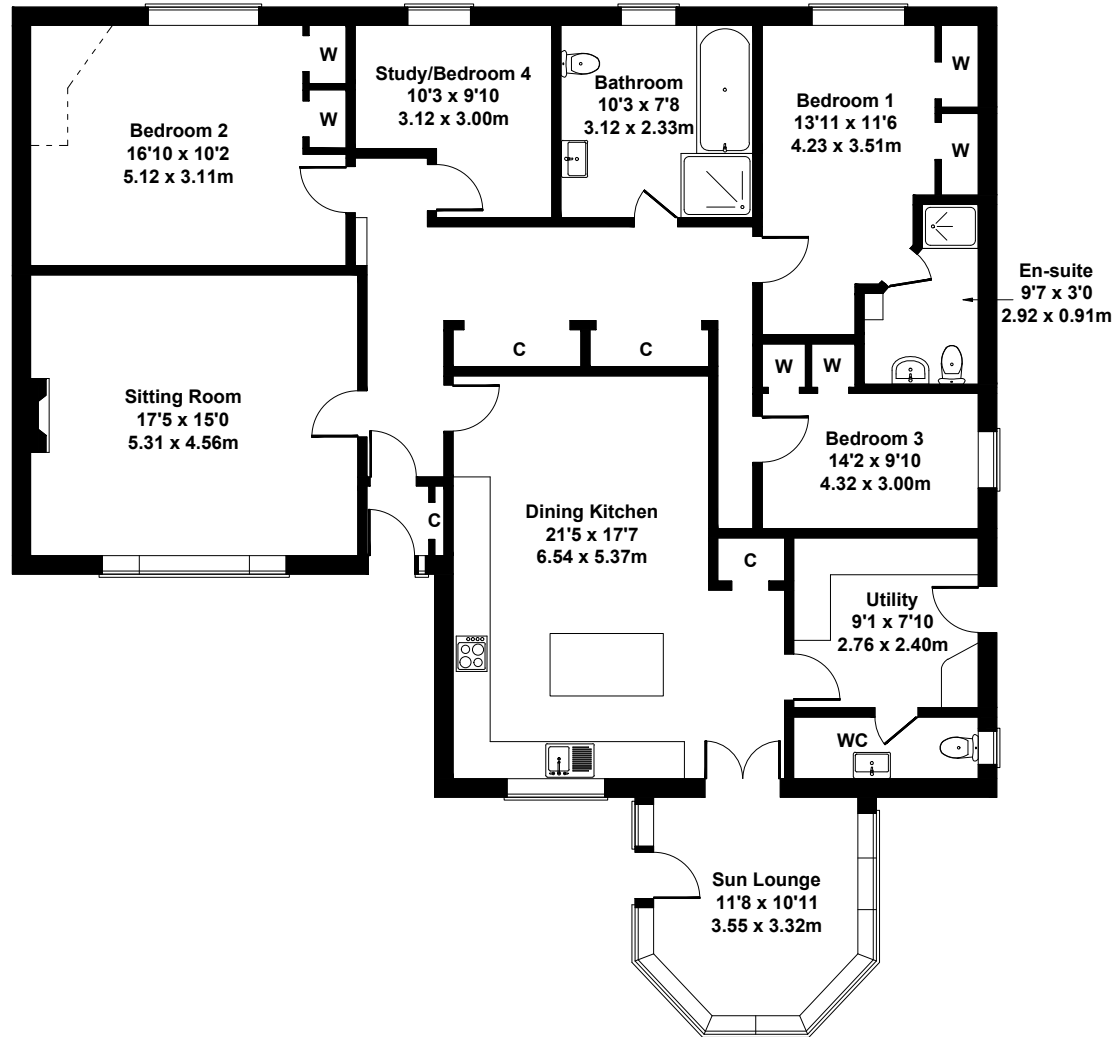
## Health & Safety

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.



# 173 Copland Street, Dalbeattie, DG5 4EJ

Approximate Gross Internal Area  
2099 sq ft - 195 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

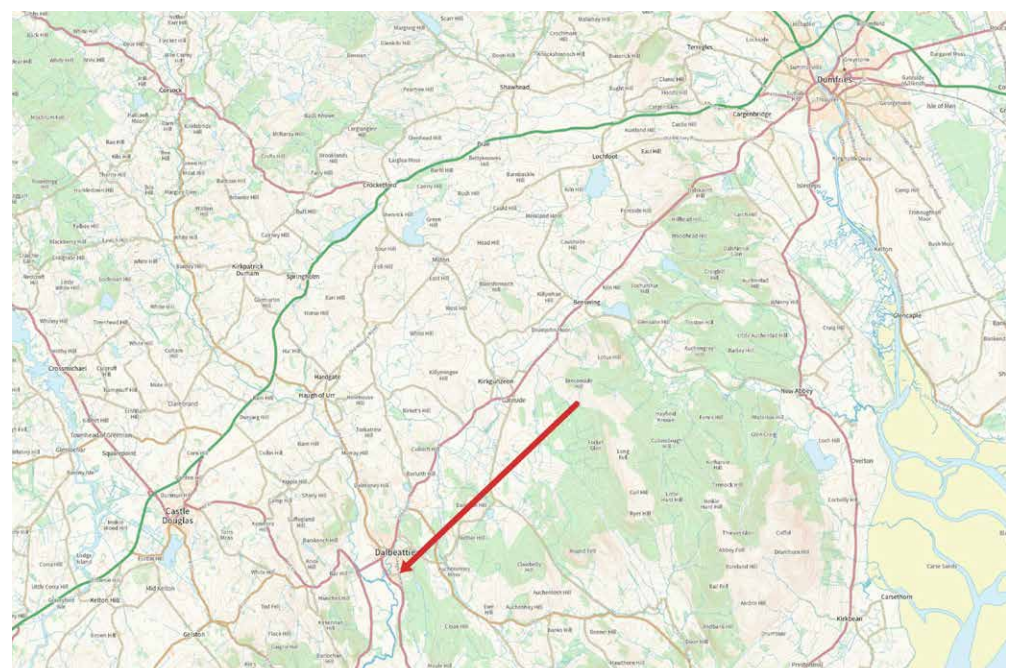
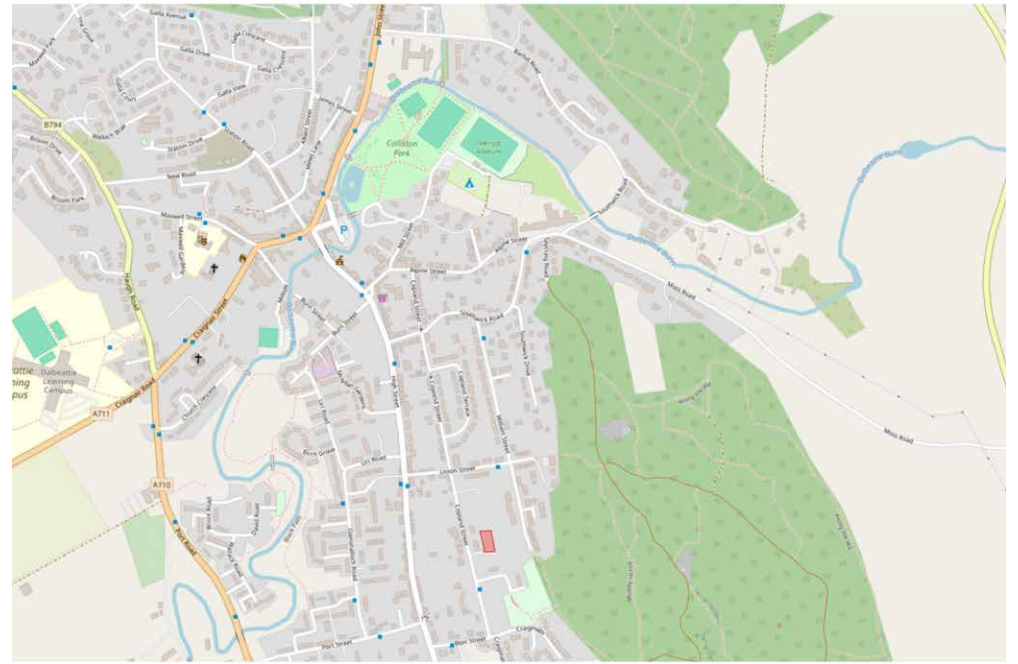
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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**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

**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.









**Galbraith**