

5 Hestan Court

Rockcliffe | Dalbeattie



Galbraith



A well-proportioned bungalow in a sought-after coastal village.



Dalbeattie 6 miles | Castle Douglas 10.5 miles | Dumfries 20 miles

(All distances are approximate)

Offers Over £350,000

3 reception rooms. 3 bedrooms

Sought after coastal village location

Views across the surrounding countryside

Ample off-street parking

Extensive garden ground inc burn running through

Garage

Galbraith

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

galbraithgroup.com

Situation

5 Hestan Court sits elevated above the village in a quiet residential area in the sought after coastal village of Rockcliffe. Rockcliffe is a popular holiday and summer destination, with a quaint waterfront of detached properties, many of which are the original Victorian villas built to enjoy the benefits of the mild climate and sea swimming. Today, Rockcliffe beach is still popular with swimmers and holiday makers alike. Much of the land surrounding the village is in the care of The National Trust for Scotland and is very picturesque. Mote of Mark is the site of a 5th & 6th century fort, and there are stunning views from the top. There are walks from Rockcliffe along the coastal path to Sandyhills, as well as a woodland walk over to the neighbouring village of Kippford.

Shops, schools, and services are available in Dalbeattie and Castle Douglas, with a broader range available in Dumfries, the regional capital some 20 miles east. A small shop is situated in nearby Colvend, along with a primary school, and there are two pubs in Kippford, where there is also a yacht club and moorings.

There are mainline train stations in Dumfries and Lockerbie, with access to the motorway network at Moffat (M74), Lockerbie (M74) and Gretna (M6). Glasgow and Edinburgh airports are both around 2 hours' drive away.

Description

5 Hestan Court is a delightful and spacious home on a single level, set in a quiet cul-de-sac in the popular coastal village of Rockcliffe.

With the living room open plan to the dining area which in turn leads through to the conservatory, the reception space in this lovely home provides ideal entertaining space. Patio doors lead from the dining area, which in combination with the conservatory truly brings the outside in, particularly in the summer months. A charming brick fireplace houses a wood burning stove, providing both a focal point and additional heat in the colder months. A utility room provides a place for both laundry facilities and muddy boots when returning from one of the many wonderful walks nearby. Three generous bedrooms are ideal for family life or for overnight guests. A family shower room serves the bedrooms and a cloakroom WC is opposite the living room for day guests. A garage completes the accommodation. A generous garden wraps around the house, more fully described below.

5 Hestan Court would make an ideal retirement property, holiday home or family residence.

Accommodation

Ground Floor: Entrance Vestibule. Hallway. Cloakroom WC. Living Room. Dining Area. Conservatory. Kitchen. Utility Room. 3 Bedrooms. Bathroom. Garage.



Garden

To the front of the house is a spacious gravel parking area, with both vehicular and pedestrian gates, with ample parking for several cars, and leads to the garage. A path leads to the front door and across the front of the house. Borders with mature shrubs add colour and interest. A useful grassed area extends forward from the side with a path leading to the garden shed, and is given privacy by mature trees, hedging and shrubs. To the rear is a generous lawned area bound by hedging, trees and shrubs and also by the Mill Burn to one side, which gives the soothing sound of running water for relaxing summer days in the garden. A paved area runs across the back of the house, with steps down from the patio doors. There is plenty of scope for outside entertaining and also for the garden to be developed further with extra beds or vegetable beds if desired.

Tenure

Freehold

Local Authority

Dumfries and Galloway Council

Council Tax

Band E

EPC

Band D65

Services

Mains Water, Electricity and drainage | Oil Central Heating | FTTP | Mobile Coverage

Flood Risk

There is a small risk of flooding to garden from the Mill Burn according to SEPA. To the best of the current owner's knowledge, and certainly during their ownership, this has not happened.

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



shippers.enabling.reported



Post Code: DG5 4XL

Solicitors

JHS Law
8 Bank Street
Dumfries
DG1 2NS

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. Certain items may be available by separate negotiation.

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

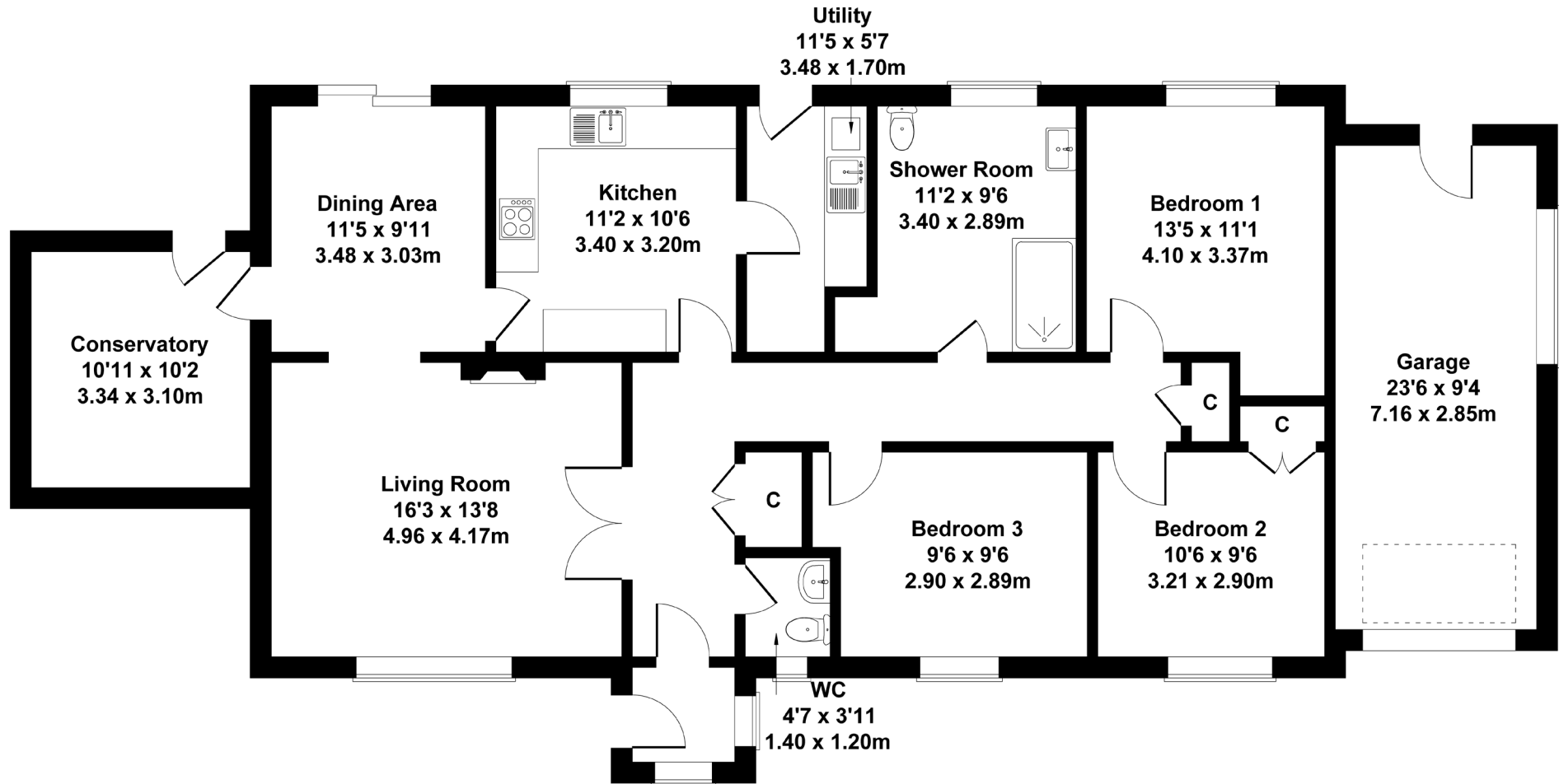
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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.



1625 sq ft - 151 sq m

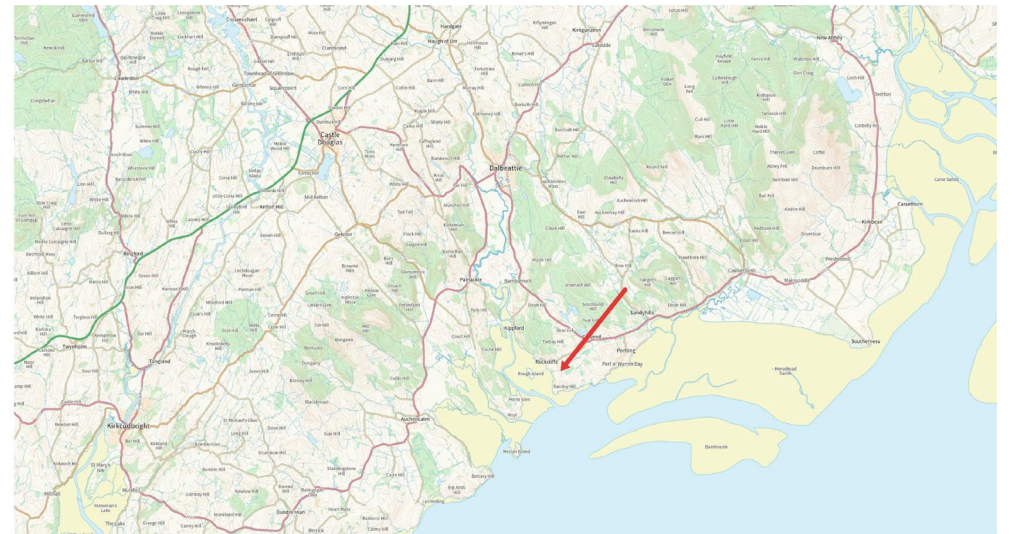


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as

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