



MONTROSE
HAUGH ROAD, DALBEATTIE



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A striking and spacious modernised 1920's villa in private grounds.

Castle Douglas 6 miles ■ Dumfries 13 miles ■ Carlisle 47 miles

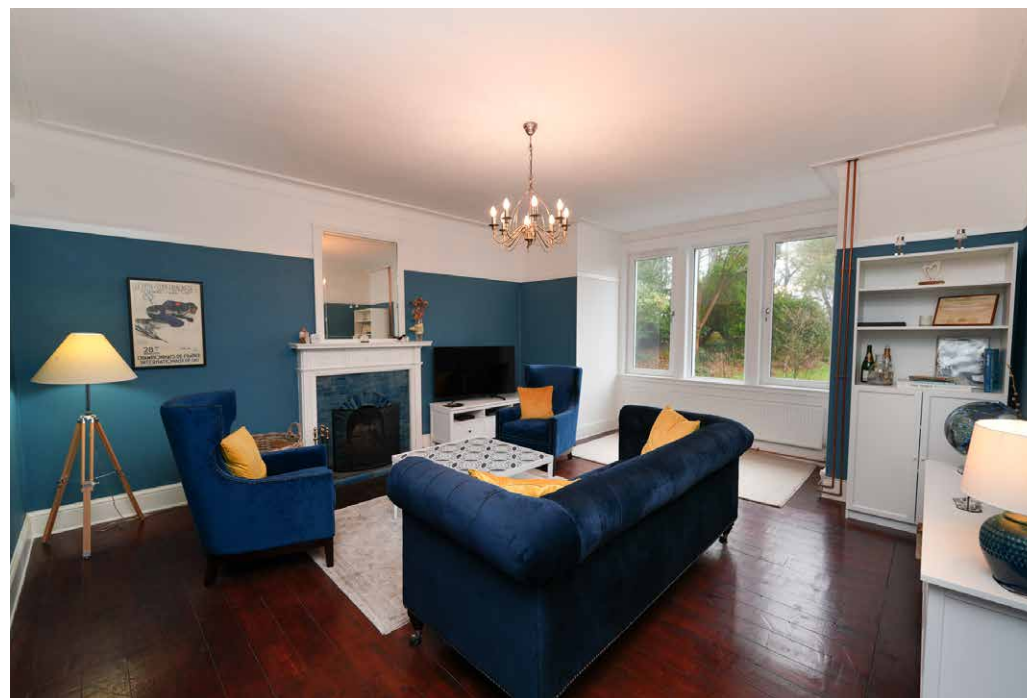
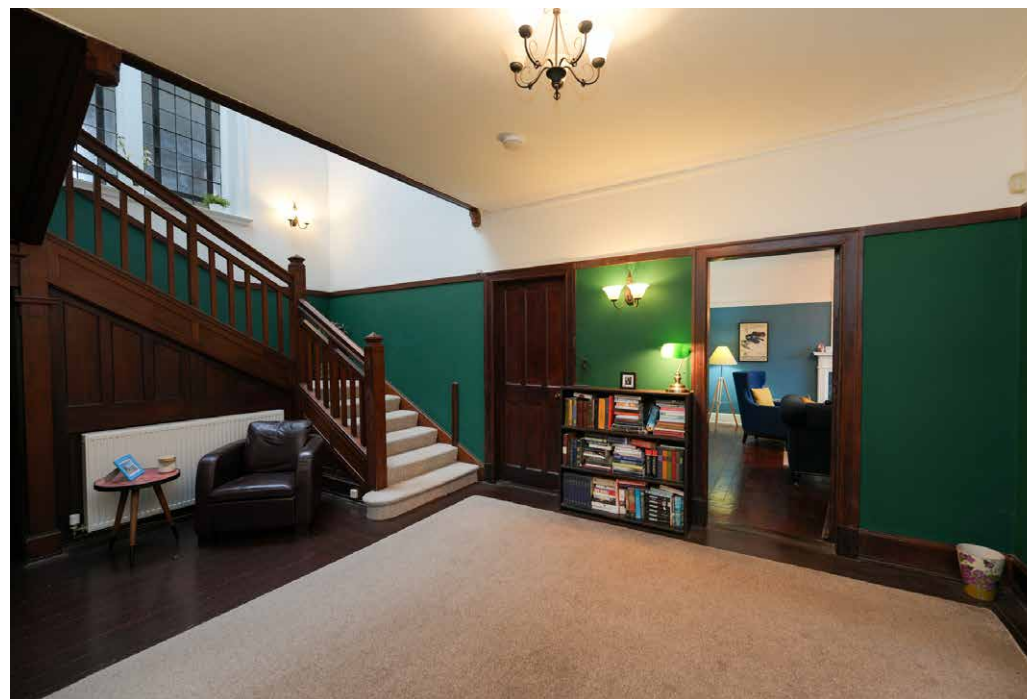
Offers Over £500,000

- 3 reception rooms. 6 bedrooms
- Exclusive location within easy reach of school campus and town amenities.
- Large private garden
- Elevated deck with summer house
- Discreet parking to rear
- Garage

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket



SITUATION

Montrose sits in a quiet and leafy residential street of Dalbeattie, and is one of the most imposing and striking residences in the town. Dalbeattie has a good range of shops, and services, and a modern schooling campus offering education from nursery to secondary levels. There is a strong sense of community within Dalbeattie, with many events throughout the year including the popular civic week, Civic Daze, in August. Castle Douglas (6 miles distant) has a wide range of shopping along King Street as well as two supermarkets. Dumfries, the regional capital, has a large hospital, leisure centre, hotels, popular high street shops, retail parks, and the universities of both Glasgow and the West of Scotland have campuses at the Crichton Campus.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along designated cycle routes, as well as the Seven Stanes mountain bike routes in the region's forests, the nearest of which is Dalbeattie Forest itself. The Galloway Forest Park is a designated Dark Skies Park and can be reached in around 40 minutes. There are varied sporting opportunities such as shooting and stalking, as well as fishing on the regions numerous lochs and rivers. For golf enthusiasts there is the nearby championship course at Southernness, 12 miles away, and there are several other courses nearby. The Solway coast is popular with sailors and Kippford and Kirkcudbright have safe moorings. In addition Kirkcudbright is the local Artists' Town with a number of galleries offering a range of exhibitions throughout the year. Communications to the area are good. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network can be reached in about 40 minutes and Edinburgh and Glasgow airports can be reached in around two hours.

DESCRIPTION

Montrose was built around the late 1920's for a local business owner of the day. Unusually, the house is of brick construction, rather than the signature granite of most of the town's older dwellings and public buildings. The bricks came from the town's brick and tile works, which was nearby. The house was extended to the rear in the 1940's, and modernised over the years to provide a spacious and comfortable family home. The current owners have elevated the efficiency of the house by replacing the old single glazed windows with German manufactured double glazed tilt and turn units and installing a new gas fired central heating system, including two new Worcester Bosch system boilers, twenty new radiators and a new solar capable hot water cylinder. There is a digital central heating and hot water control system installed including smart thermostat valves on all radiators. In addition to the new system, four multi-fuel stoves have been installed.

The graceful entrance hall immediately speaks to the elegance of the accommodation Montrose offers. The magnificent staircase rises to an equally impressive landing, off which the main bedroom accommodation is accessed. The public rooms are beautifully proportioned and ideal for both family life and formal entertaining. The modern kitchen and utility room provide the engine room of the home, whilst six spacious bedrooms provide ample room for both a growing family and overnight guests, as well as home-working.

Montrose sits centrally in mature and very private grounds, more fully described below. There is ample parking to both front and rear.

All things considered, Montrose represents an opportunity to acquire a superb family home and one of the most prestigious properties in the town.



ACCOMMODATION*

Ground Floor: Large Entrance Hall. Sitting Room. Living Room. Dining Room. Boot Room. Kitchen. Utility Room. Pantry. WC. Boiler Room

First Floor: Large Landing. Six Bedrooms. Bathroom. Shower Room. Linen Cupboard.

*NB. At the time of photography, some decorating remained outstanding. The owners are intending to continue with décor work during marketing in order to provide a 'blank canvas' for the new owner to apply their own particular styling preference to the property.

GARDEN

Metal gates open from Haugh Road to a recently laid tarmac driveway with integrated lighting which sweeps around the front of the house, widening for parking, and on to the rear, where a large gravel driveway and parking area has been created, ideal for tucking cars away securely and discretely. To the front is a formal lawned area surrounded by mature trees and shrubs. The rear garden is a work in progress, with huge scope for further horticultural development. The current owners have created a large raised decked area with summer house overlooking the whole garden and house. The summer house is armour cabled for power but not connected yet. A further deck provides additional outside entertaining space. There are also three patio areas and digitally controlled exterior lighting.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas CH	Band G	D65	Fibre available at property boundary	YES

FLOOD RISK

There is a limited risk of surface water flooding to a small area of the grounds near the public road according to SEPA.

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
The current owners advise that they have twice experienced some limited superficial surface water accumulation during the early period of their ownership at the limits of the north-western lawned boundary of their garden.

However, on reporting this to the local authority remedial works were eventually undertaken by the local authority/Scottish Water in 2023 and there has been no reoccurrence since.

ACCESS

Access is from the public road via private driveway.

POST CODE

DG5 4AR

WHAT3WORDS

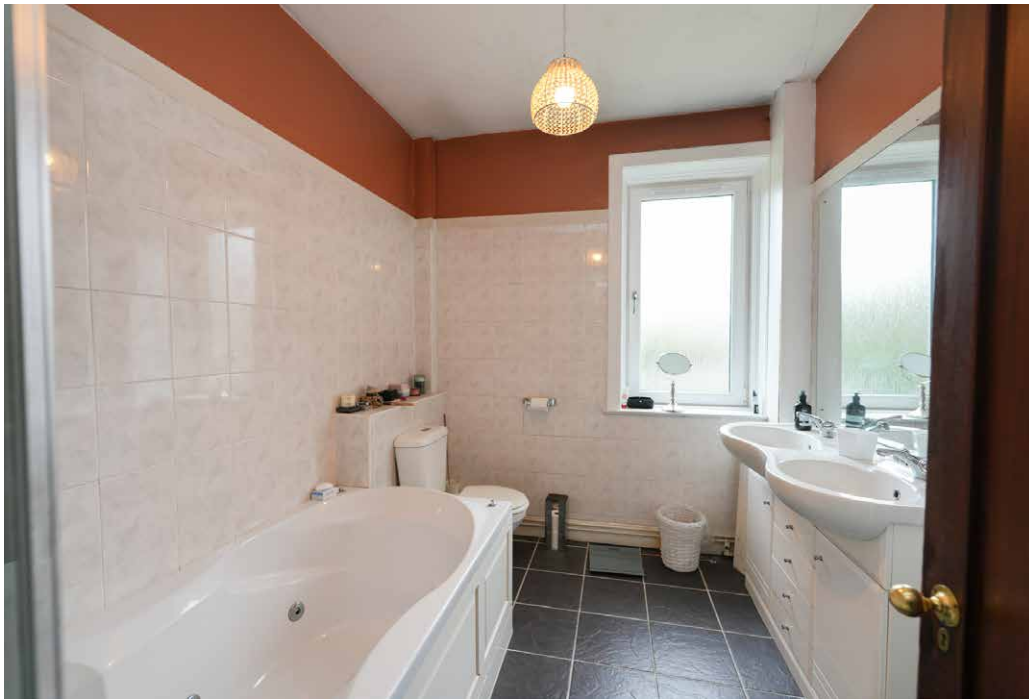
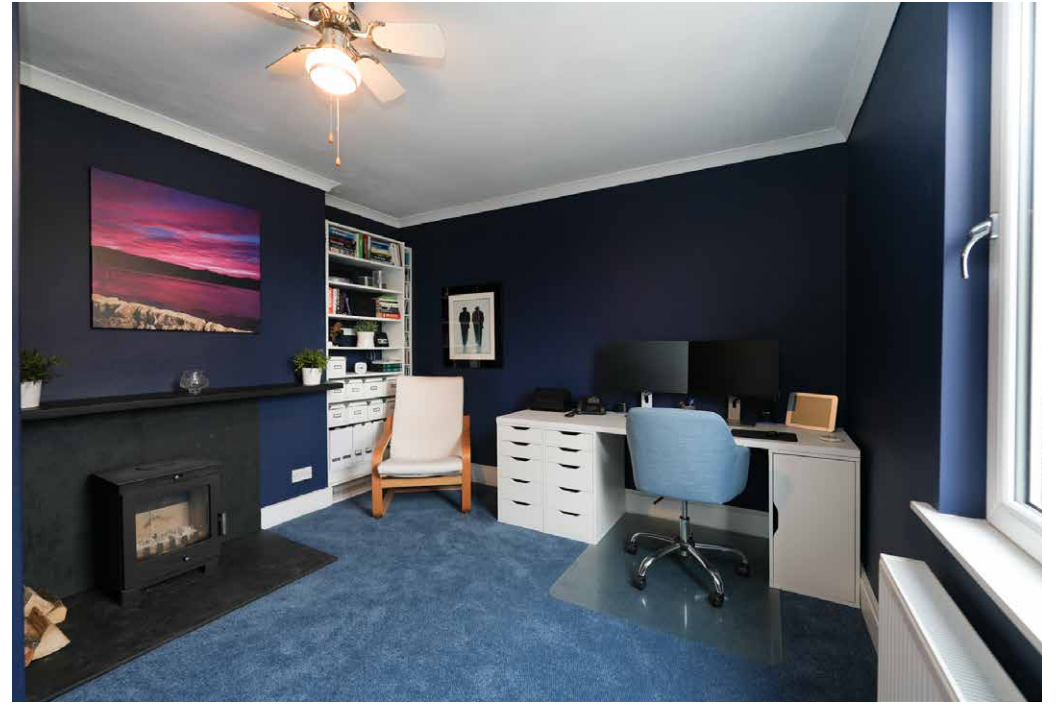
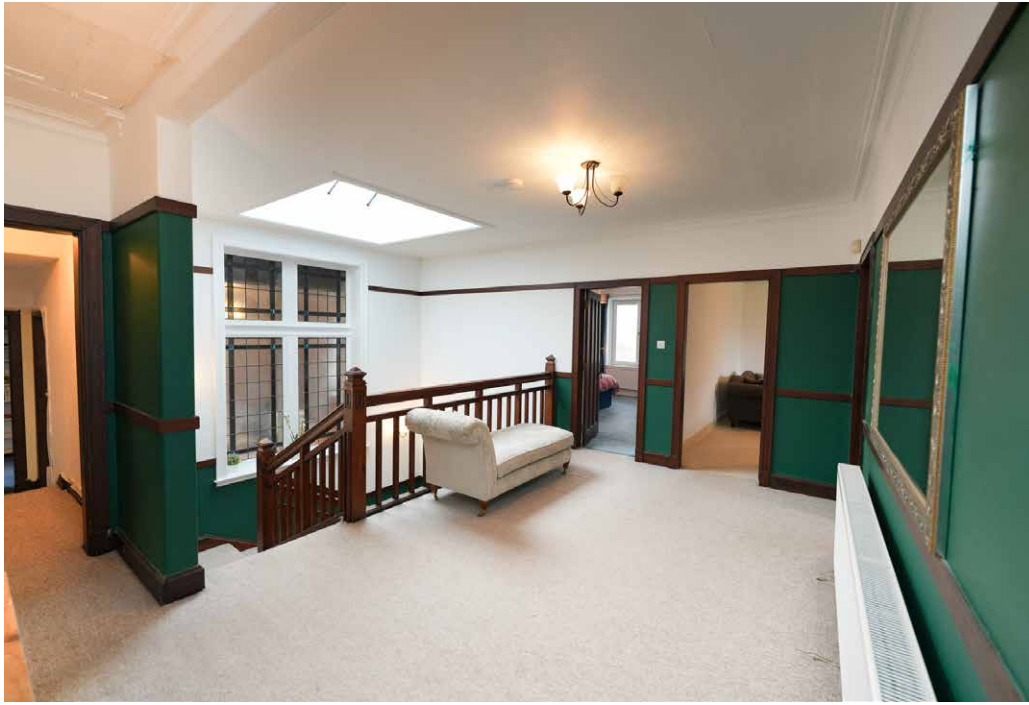
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
dummy.croak.rocked

SOLICITORS

Gillespie Gifford & Brown
33 High Street
Dalbeattie
DG5 4AD









LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Some of the furniture may be available by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.

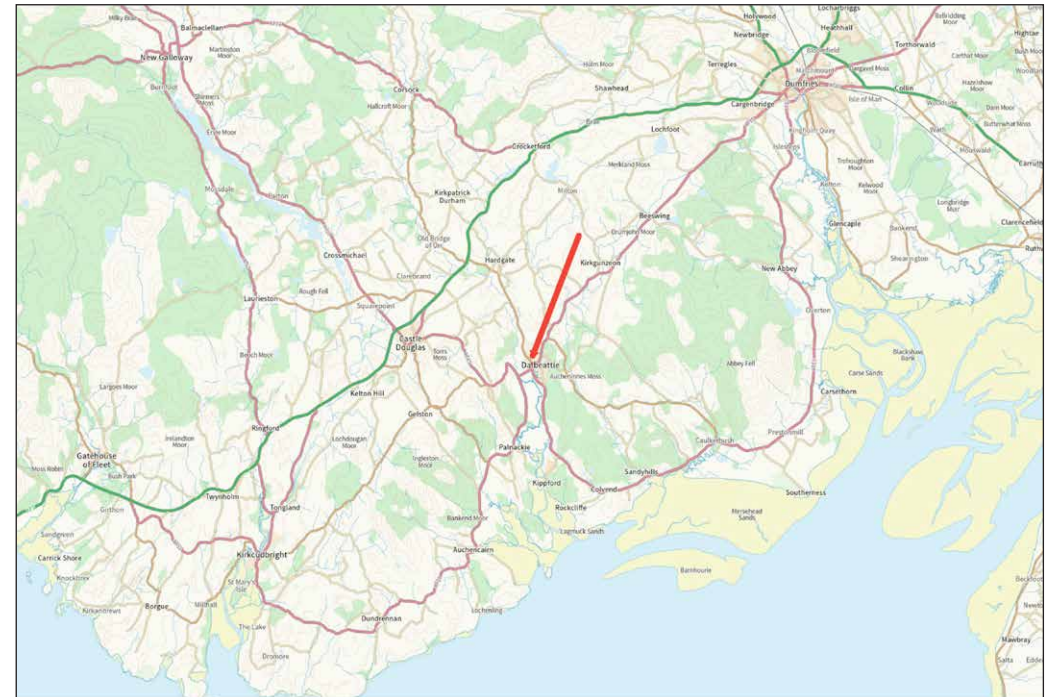
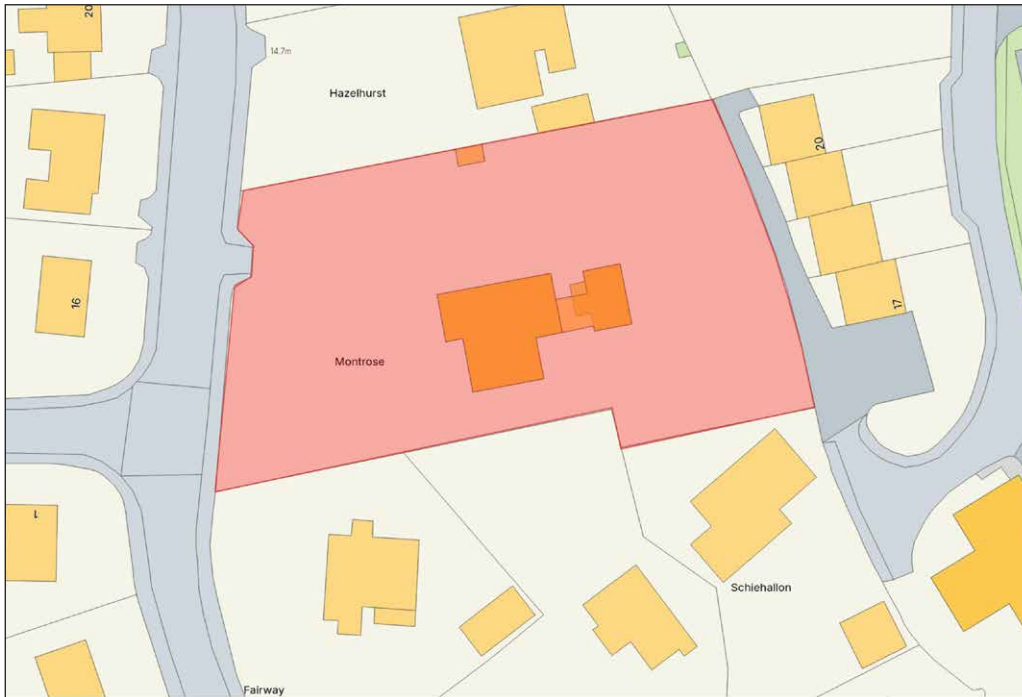
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

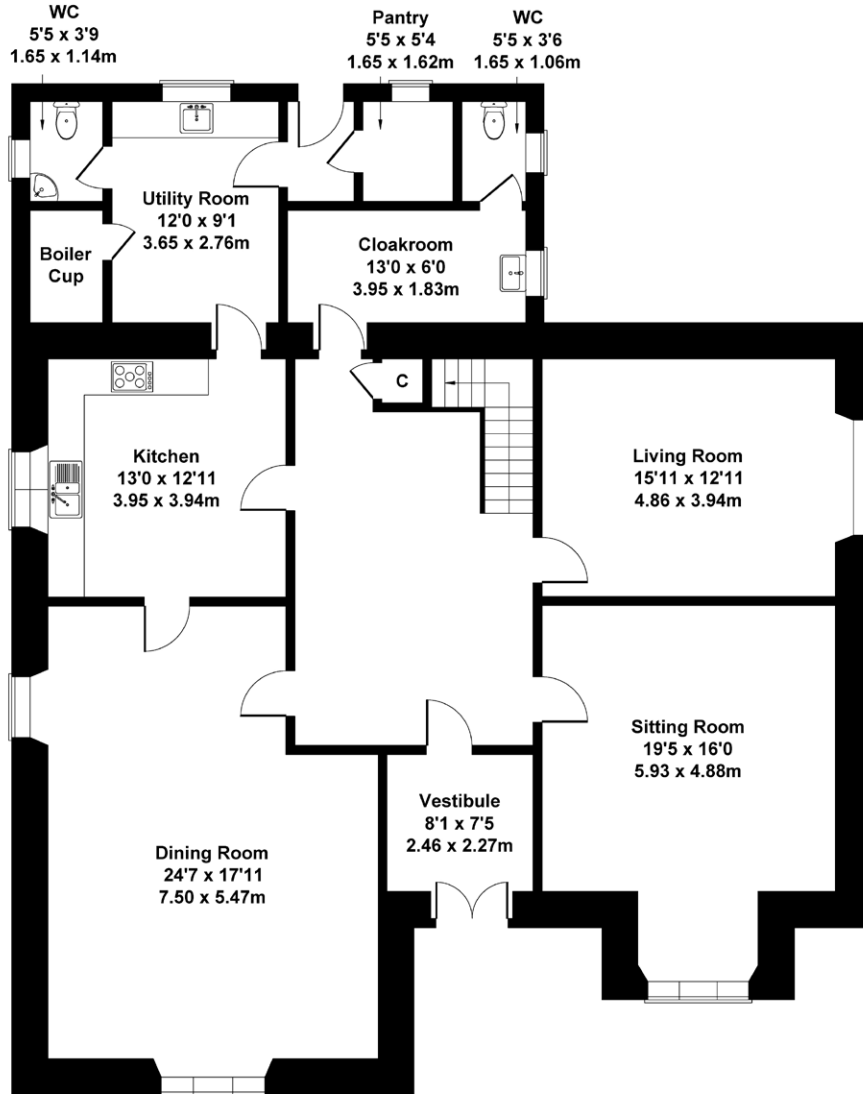
HEALTH & SAFETY

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.



Montrose, Haugh Road, Dalbeattie, DG5 4AR

Approximate Gross Internal Area
3584 sq ft - 333 sq m



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

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.





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