



KISSOCK
BEESWING, DUMFRIES

Galbraith



KISSOCK, BEESWING, DUMFRIES

A delightful rural smallholding in a peaceful rural location with paddocks & outbuildings.

Dalbeattie 7.5 miles ■ Dumfries 8.5 miles ■ Carlisle 41 miles

Acreage 7.83 acres / 3.17 hectares

Offers Over £465,000

- 3 Reception Rooms. Conservatory. 3/4 bedrooms.
- Appealing lifestyle property
- Attractive family home
- Range of Outbuildings
- 2 paddocks & woodland
- Peaceful rural setting



Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket



SITUATION

Kissock is located in a rural location nearest to the small village of Beeswing and sits almost equidistant between the towns of Dalbeattie & Dumfries. Very close to Loch Arthur for those who enjoy wild swimming or a spot of fishing. The property is close to popular Loch Arthur Farm shop and café well known for its local and organic produce. The nearest primary schools are found at Lochrutton, Kirkgunzeon, Shawhead and Cargenbridge, all of which are highly regarded, as are the nearest secondary schools, Dalbeattie High School & several within Dumfries. Dumfries which is approximately 8.5 miles away is the principal town in the area, and provides a wide 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 both Glasgow University and the University of the West of Scotland.

Communications are good with the A75 giving good access to Carlisle in the east and to Stranraer in the west. There is a main line railway station in Dumfries with connections to Carlisle, Newcastle and Glasgow, and in Lockerbie with connections to Edinburgh, Glasgow and Manchester. The M74 motorway link north and south, can be accessed easily by following the A75 to Gretna, Moffat or Lockerbie. International and domestic flights are available from Prestwick, Glasgow and Newcastle.

DESCRIPTION

Kissock is a delightful rural smallholding situated just a short distance from both Dumfries and Dalbeattie. Offering a charming rural package including a spacious family home, extensive traditional outbuildings in a courtyard setting, garden grounds, woodland and paddocks. An idyllic lifestyle property to suit a host of uses. Kissock is approached via a driveway leading to the front



of the property with garage and continuing into to the courtyard and access to outbuildings. A spacious family home with adaptability in its layout to suit the specific needs of the buyer. The front door leads to the staircase hallway, with large walk in storage cupboard and access to the dining room, back kitchen/utility and living room. The living room has a large window to the front and a wood burning stove, ideal for those cooler evenings. Continuing through into the conservatory, connecting directly to the garden at the rear and naturally flooded with light. An opening continues through to the back kitchen (as the current owner calls it) which currently serves as a utility space, housing the boiler. This could easily be adapted to serve as additional living/dining space. An entrance porch with cloakroom W.C provides an alternative access from the courtyard. Completing the ground floor accommodation is the delightful triple aspect breakfast kitchen, flooded with natural light and views surrounding the property. Ample space for a large table in the centre of the room and a range of fitted units surround with sink and drainage board integrated. Integrated hob, extractor & oven/grill with under counter space and plumbing for dishwasher.

To the first floor the property boasts 3 bedrooms, a bright spacious master bedroom benefits from a double aspect with fitted wardrobe space, adjoining is a bathroom en suite with walk in shower. Access to the master is via a delightful space, currently set up as a living room, this could be reconfigured to create an additional bedroom or dressing room to the master suite, depending on the requirement. A further two bedrooms with windows overlooking the front of the property, one of which with fitted wardrobes. A large lined cupboard and shower room with walk in shower complete the first floor accommodation.



Externally the property offers huge opportunity with a highly desirable blend of location, property, outbuildings and land. Extending to about 7.8 acres in all, the combination of woodland, paddocks & garden space offers great adaptability and potential to fulfil the lifestyle needs of the buyer. A delightful range of outbuildings in a courtyard setting could be utilised to suit a range of specific needs, be it workshop, storage, stabling, animal shelter, tool storage etc.

Kissock offers a delightful rural holding for which there is continuing demand in a desirable area enjoying the best of both worlds, just a short distance from Dumfries and Dalbeattie with their respective local amenities yet occupying an idyllic peaceful rural location.

ACCOMMODATION

Ground Floor:

Entrance Porch. W.C. Utility/ Living / Back Kitchen. Breakfast Kitchen. Conservatory. Living Room. Dining Room.

First Floor:

Bedroom. Shower Room. Bedroom. Living Room. Master Bedroom with Bathroom En Suite.

Outbuildings:

In a courtyard setting with central gravelled courtyard area-

Tool Shed (3.6m x 3.4m)

Potting Shed (3.5m x 3.7m)

Byre (16m x 4.8m) With Electric.

Workshop (6.5m x 4.6m) With Electric.

Barn (22.3 x 5.6m) With Electric
Adjoining:

- **Garage 1 (4.9 x 2.7m)**
Through to:
- **Garage 2 (7.5m x 3.5m)**

GARDEN AND GROUNDS)

To the rear of the property a garden area with a combination of beds & raised beds, ideal for the keen grow-your-own gardener, an area of hardstanding ideal situation for a greenhouse, a range of fruit trees including plum, apple, gooseberry and more. Two pockets of woodland lie to the road boundary of the site, giving enhanced privacy to Kissock. Made up primarily with a combination of beech and ash. Adjacent to the property sits a large paddock, bound by stone dyke and stock fencing with gated access to the front of the property. A second paddock sits beyond the woodland. A total of 7.83 acres in all.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band F	x	FTTP	YES

*Fibre To The Premises



FLOOD RISK

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

The neighbouring farmer has a right of access, following the dotted line on the Site Plan, to access his Buildings.

DIRECTIONS

From Castle Douglas head for Dalbeattie on the A745. Continue through Dalbeattie on the A711 for Beeswing. At Beeswing turn right for Loch Arthur and continue, with the Loch on your left for about 0.5 mile, the entrance to Kissonlock (signposted) is on your right.

POST CODE

DG2 8ED

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
cherubs.pads.trek

SOLICITORS

Lynda Vaughan
Grieve Grierson Moodie & Walker
Dumfries ,

LOCAL AUTHORITY

Dumfries & Galloway Council

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

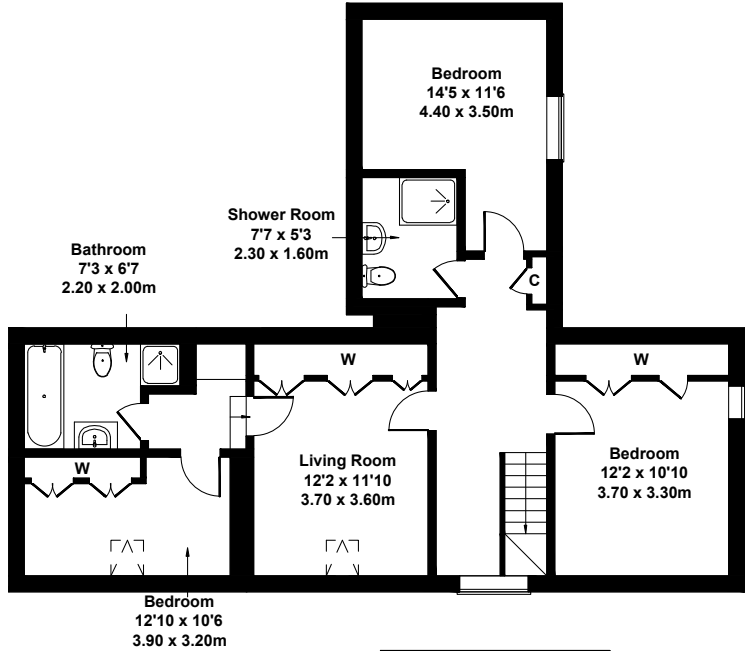
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

AMC PLC FINANCE

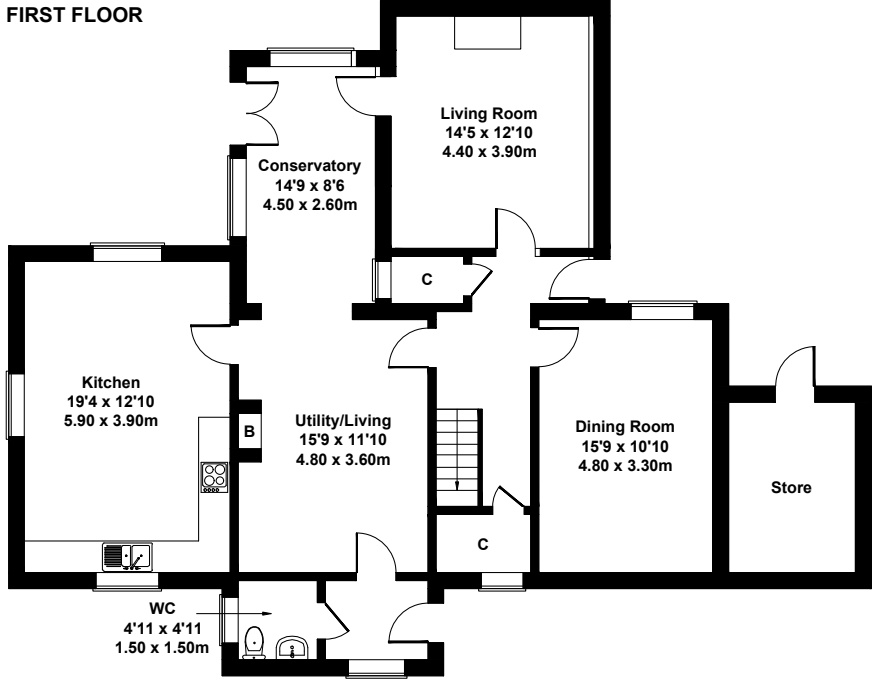
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.

IMPORTANT NOTES

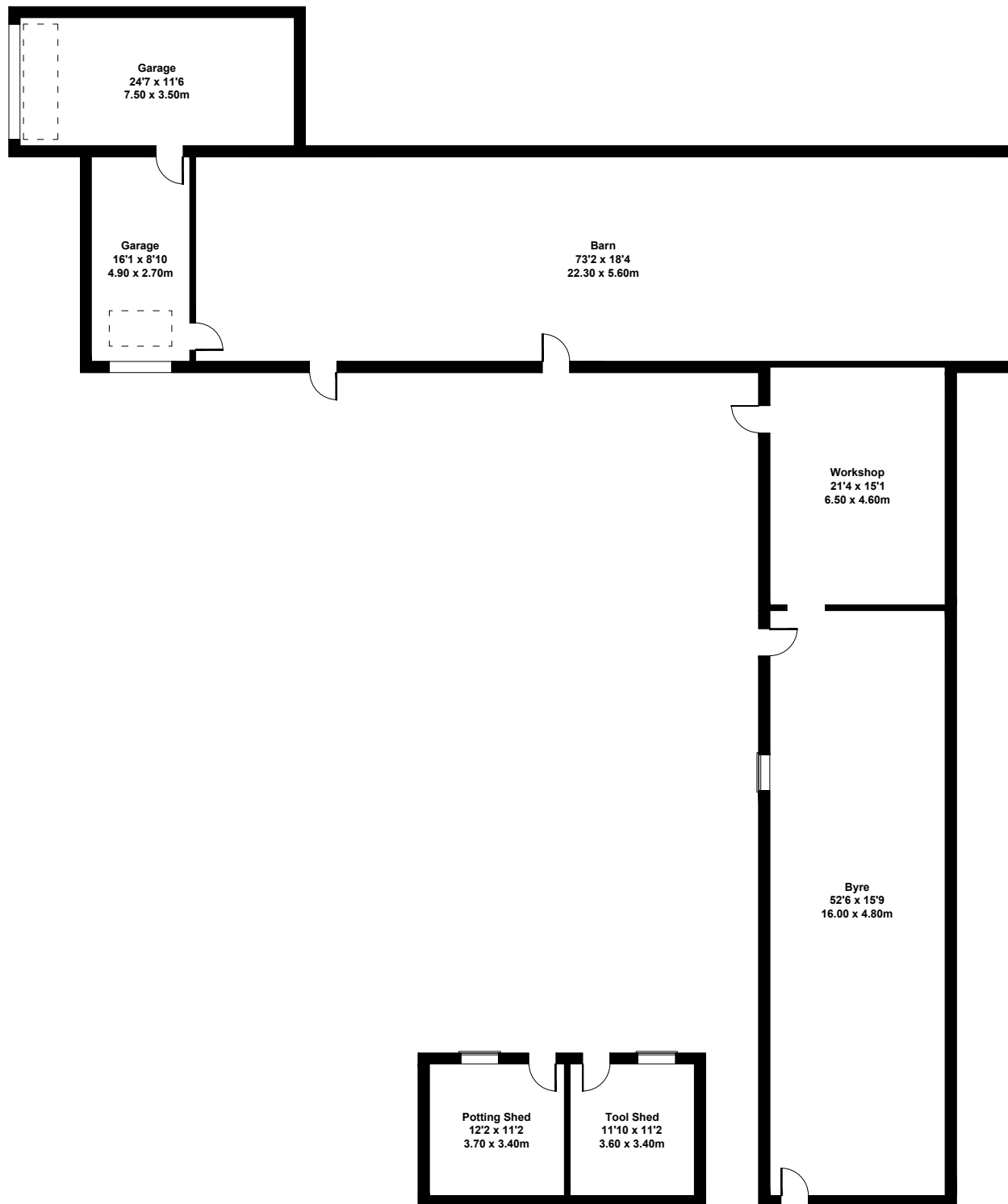
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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



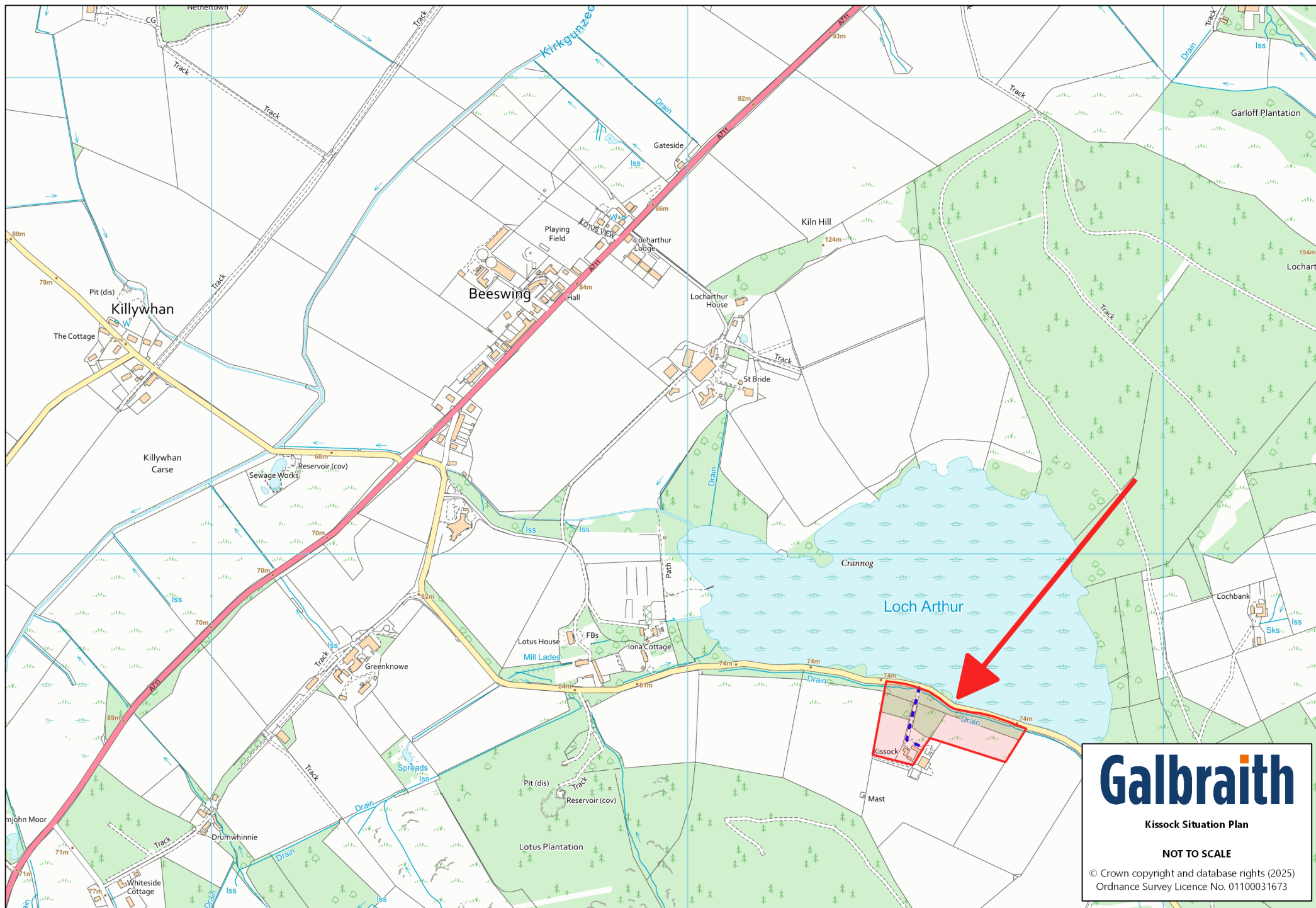
FIRST FLOOR



GROUND FLOOR





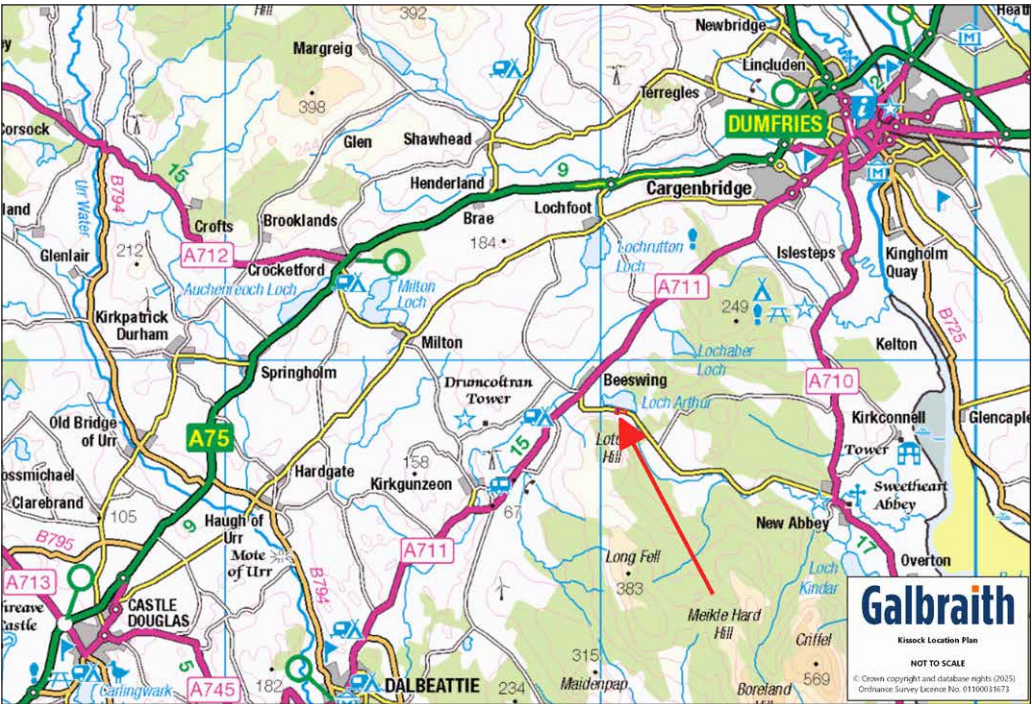
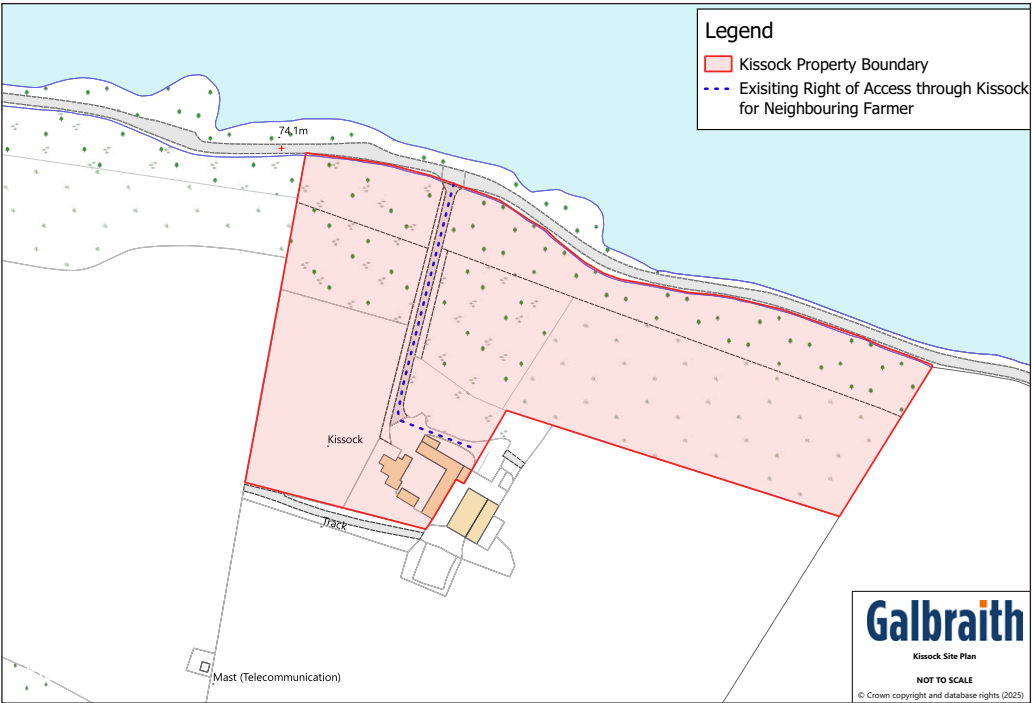


Galbraith

Kissock Situation Plan

NOT TO SCALE

© Crown copyright and database rights (2025)
Ordnance Survey Licence No. 01100031673





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE