

Thistlebank

Kirkcolm | Stranraer | Dumfries and Galloway | DG9 0NS



Galbraith



A spacious detached bungalow on the edge of a popular coastal village with substantial workshop and garden studio



Stranraer 6.2 miles | Newton Stewart 30.7 miles | Ayr 56 miles | Dumfries 78 Miles
(All distances are approximate)

Acreage 0.71 acres (.29 hectares)

2/3 bedrooms. 2 reception rooms

Potential to covert second reception room to third bedroom.

Edge of village location

Substantial workshop, Store and Wood working room

Outbuilding - Utility Room/Studio

Garden

Parking

Offers Over £350,000

Galbraith

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galbraithgroup.com

Situation

Thistlebank is situated on the edge of the small coastal village, Kirkcolm, opposite the former RAF base, Wig Bay airfield. During World War II Wig Bay was a seaplane base, on the north east coast of the Rhins of Galloway peninsula where flying boats were maintained and serviced. The village has a primary school, within walking distance of the property, a church, bowling club, hotel/restaurant and a number of designated walking routes including Corsewall Estate's woodland walks and coastal paths. Although there is no shop at present, a Community Hub has been formed by the Community Trust where it is possible have a cup of tea or coffee with locals. Events are arranged at The Hub for all members of the community including quiz nights, yoga and art classes, to name but a few, and staff are on the premises five days a week.

The nearest town Stranraer benefits from a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. Stranraer has a marina located at the southern end of Loch Ryan and hosts an annual Oyster Festival to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffie Worlds. Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer. There are also numerous golf courses nearby including Stranraer Golf Club, approximately 4 miles from Kirkcolm, and Dunskey Golf Club in Portpatrick, less than twelve miles from Kirkcolm.

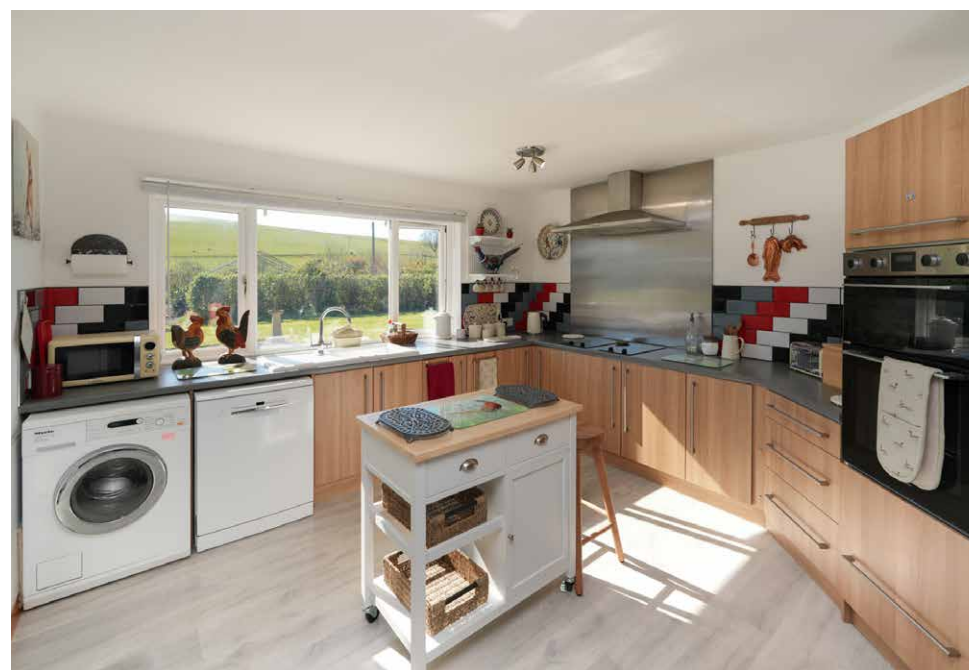
This area of south west Scotland is home to some beautiful scenery, with numerous coastal villages around Luce Bay, and the nearby Galloway Forest Park offers walks and mountain bike trails, and is part of the UK's first Dark Sky Park, giving it breathtaking views of the night sky. Further south Logan Botanic Gardens, Scotland's most exotic gardens and Gallie Craig, a Cliff Top Coffee Shop are just two exceptional places to visit whilst in the area or on a day out.

Communications in the area are good, trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.

Description

Thistlebank is a spacious single-storey residence set within a generous plot, complemented by substantial outbuildings and enjoying delightful views over the gardens and surrounding countryside from the dining room, kitchen and second bedroom. Offering flexible accommodation and excellent external space, the property is ideally suited to modern family living, home working or those seeking a more self-sufficient lifestyle.

The kitchen is a bright and welcoming space, finished in a modern contemporary style and providing direct access to both the adjoining dining room and garden. Well-equipped for everyday living, it features an integrated double oven and grill together with two separate two-ring electric hobs. Additional facilities are available within one of the outbuildings, where there is a further integrated oven, double sink, and space and plumbing for white goods.



The dining room offers an excellent setting for entertaining family and friends, while also providing a versatile space that could readily be utilised as a bedroom, home office or additional reception area.

To the front of the property, the sitting room is flooded with natural light thanks to its double-aspect design, with a row of windows overlooking the entrance and further windows to the side. A charming wood-burning stove provides a cosy focal point, while a single step leads to a slightly lower seating area to the front.

The family bathroom is conveniently positioned between both bedrooms and is fitted with a bath and separate shower.

Further benefits include double glazing throughout and central heating powered by a Worcester Bosch 18/25 external boiler. With high-speed broadband, extensive outbuildings, a fruit cage and polytunnel, Thistlebank presents a superb opportunity for those wishing to work or run a business from home, or for buyers seeking generous outdoor space with scope to grow fruit and vegetables and embrace a more sustainable way of life.

Accommodation

Ground Floor: Entrance Vestibule, Sitting Room, Kitchen/Diner, Dining Room, Bedroom 1. Bathroom, Bedroom 2.

Garage/Workshop/Store

The main garage (9.77m x 5.96m) has electric roller doors, workbench, concrete floor and side window, and opens directly into a smaller working area (4.3m x 4m) with a second roller door and window. Equipment in this area including the car lifter and compressor may be available by separate negotiation.

There is a space ideal for converting to a home office or gym (4.94m x 3.5m), currently used as a wood working room, and a large shelved store with plaster boarded walls and power (3.71 x 3.30).

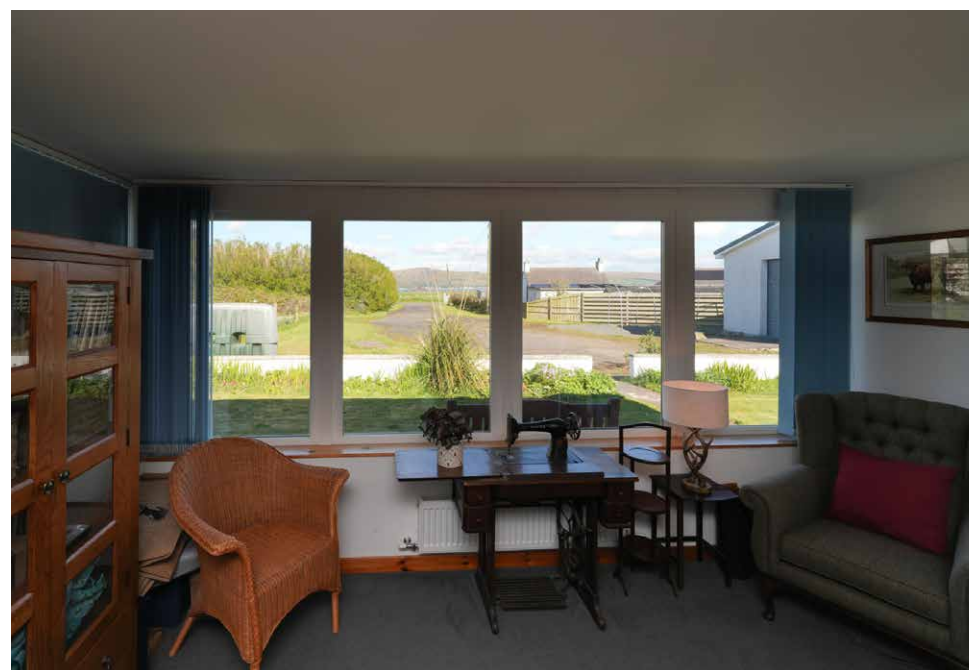
Garden Outbuilding/Utility Room (4.5m x 3.4m)

Made from construction grade timber with concrete tile roof and fully insulated with PU foam insulation. Double sink, oven, hot water heater, space and plumbing for white goods, floor units, worktop and strip lighting and floored attic space.

Garden and Grounds

Thistlebank benefits from an abundance of parking to the front of the property, providing ample space for multiple vehicles and ease of access.

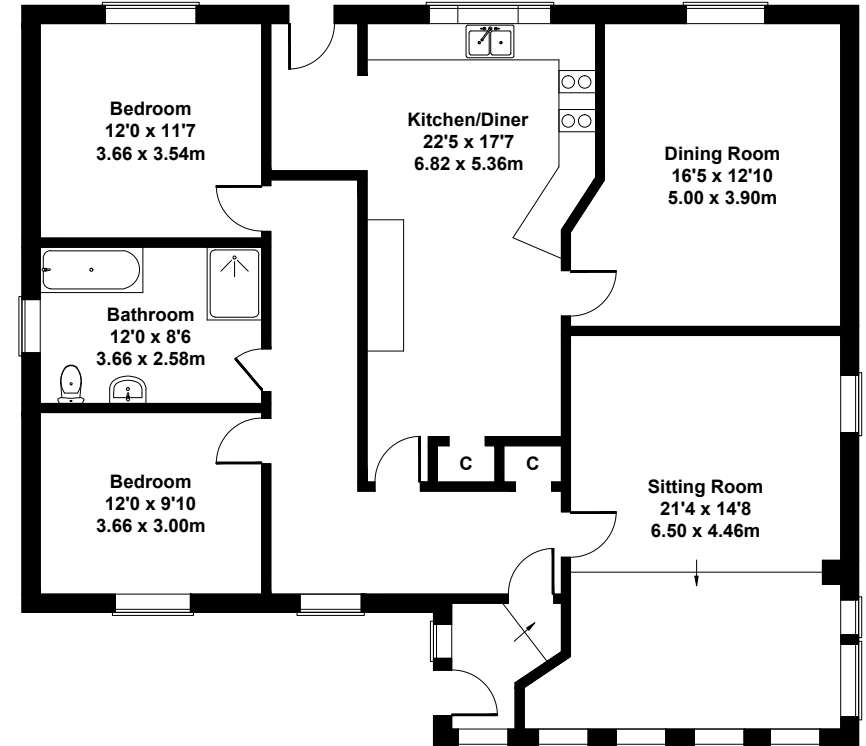
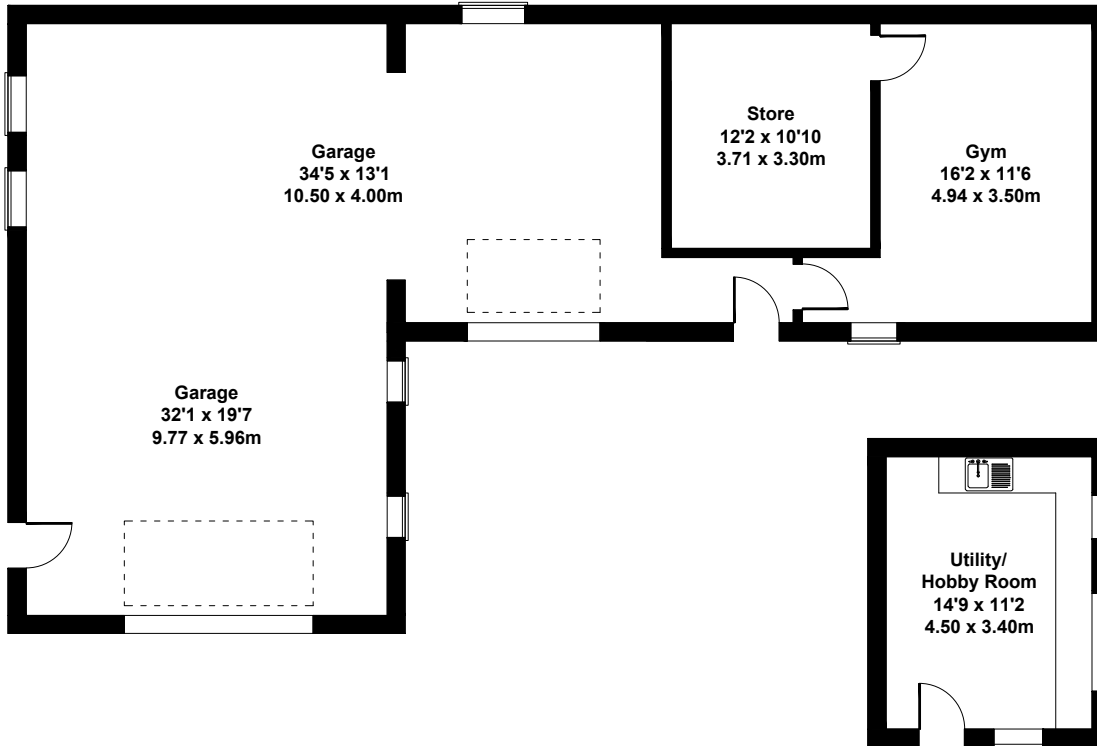
To the rear, the garden offers a private and peaceful setting with delightful views over the surrounding countryside. Thoughtfully arranged for both productivity and enjoyment, the grounds include a polytunnel, greenhouse and useful outbuilding/utility room, making the property particularly appealing to those with gardening interests or aspirations for a more self-sufficient lifestyle.





Thistlebank, Kirkcolm, Stranraer, DG9 0NS

Approximate Gross Internal Area
2788 sq ft - 259 sq m



OUTBUILDINGS

GROUND 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



There are a variety of areas dedicated to planting, including raised vegetable beds, well-stocked flower borders and a fruit cage containing strawberries, raspberries and gooseberries.

A charming seating area to the rear provides a tranquil space in which to relax, unwind and enjoy the garden together with the attractive rural outlook.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway	Band C	Band D68

Services

Mains electricity and water are connected | Private drainage to septic tank | Oil fired central heating | FTTP (Fibre To The Property) is available | Mobile Signal Yes

Flood Risk

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

Access

NB. There is a right of access to a neighbouring property from the main road which splits off to a separate driveway before reaching Thistlebank. Please refer to the site plan.

Directions

From Stranraer follow the A718 for approximately 1.7 miles and at the roundabout take the third exit signposted for Kirkcolm. Follow the road for 3.2 miles and beyond the entrance to Kirkland Court take the next left in to Thistlebank.

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Solicitors

Cavers & Co, 40-42 St Mary Street, Kirkcudbright

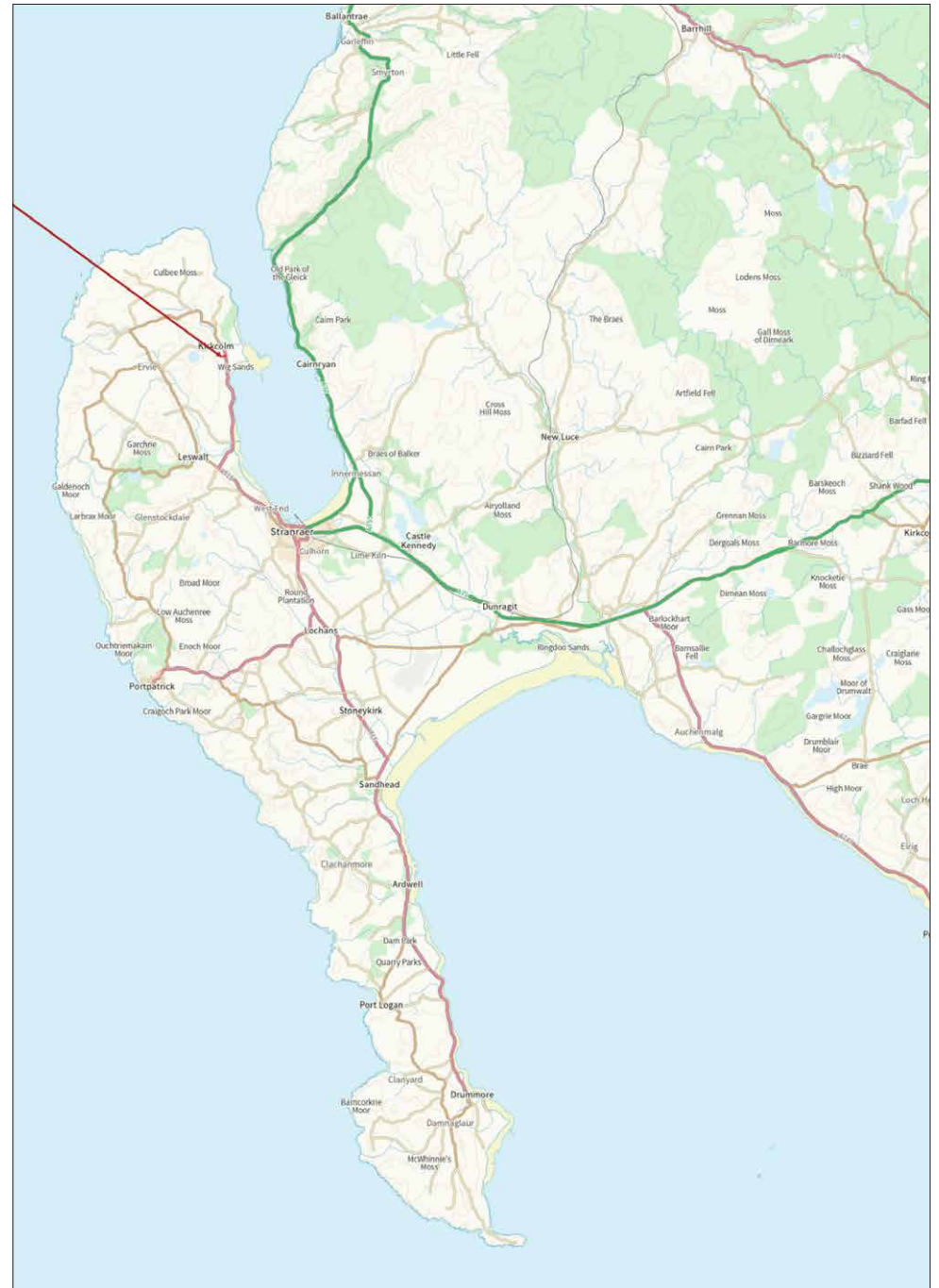
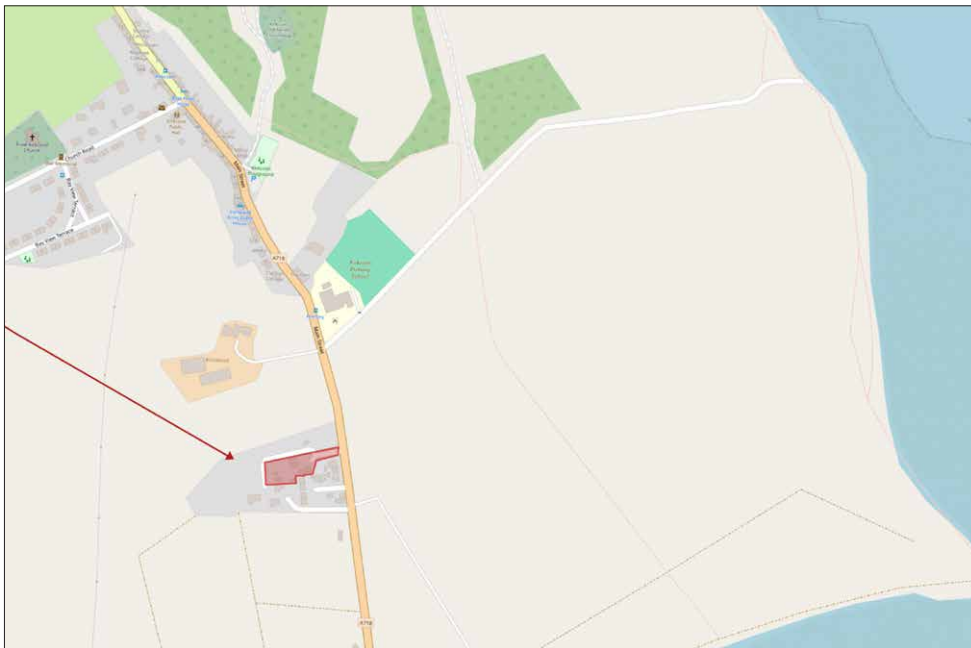
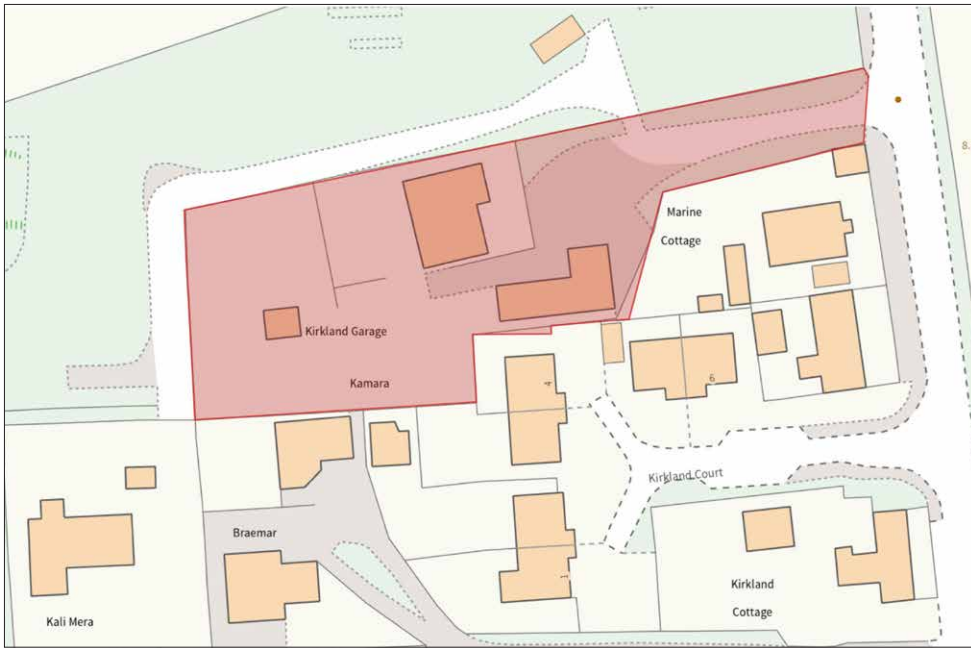
Fixtures and Fittings

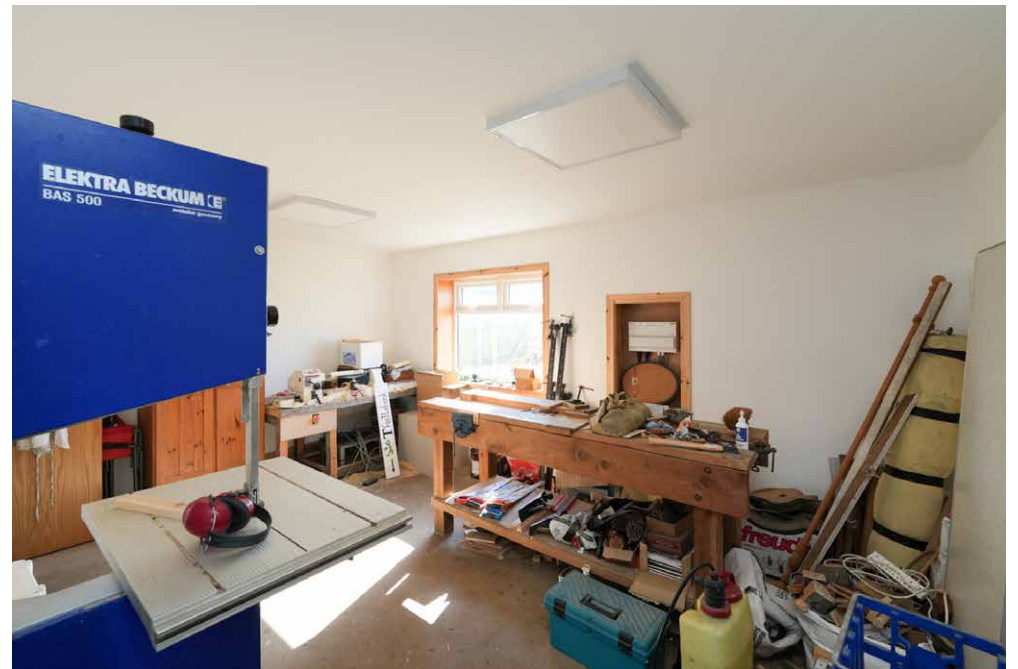
No items are included unless specifically mentioned in these particulars.

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.

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.

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.





Galbraith