

Galbraith

29 SOUTH CRESCENT
GARLIESTON





29 SOUTH CRESCENT, GARLIESTON

Beautifully appointed 3 storey townhouse in a fabulous harbour side location in an historic coastal village.

Newton Stewart 14.7 miles ■ Stranraer 34 miles
Castle Douglas 44 miles

- 1-2 reception rooms. 3-4 bedrooms
- Elegant 3 storey accommodation
- Part of unique harbour side development
- Ideal as either a second or main home
- Income potential if used as holiday let

Guide Price £200,000

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket





SITUATION

29 South Crescent sits in a contemporary development beside the harbour in Garlieston. Garlieston is a small coastal village overlooking Garlieston Bay, with a harbour, primary school, public house, bowling club and village hall. It is famed for its important role in WW2 when the innovative Mulberry Harbours were tested here before being used in the D Day Landings in Normandy. The neighbouring town, The Royal Burgh of Whithorn, within 5 miles of Garlieston, has local amenities including shops, café, pharmacy, primary school, veterinary surgery, doctors' surgery, and garage providing both repairs and fuel. Wigtown, Scotland's Book Town, is around 7.4 miles north and holds an annual Book Festival, Wigtown is home to many bookshops and cafes, with the famous Bladnoch Distillery located just outside the town.

Newton Stewart, the nearest larger town, approximately 14 miles from Garlieston, offers a wider range of shops and offices, including a leisure centre, secondary school and two supermarkets. The area is well known for outdoor pursuits and sports, with Kirroughtree Forest a few miles north, part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area.

Trains to Ayr and Glasgow are available at Stranraer, about 33 miles from Garlieston, with ferries to Northern Ireland at nearby Cairnryan. Trains also run from the regional centre of Dumfries 61.1 miles to the east. Domestic and international flights are available at Prestwick Airport, 62 miles north, and Glasgow and Edinburgh Airports, 97.5 and 131 miles respectively. Motorway links and trains are available at Lockerbie, 74 miles east, and Kilmarnock, 74 miles north.



DESCRIPTION

29 South Crescent is an elegant 3 storey townhouse sitting in a unique development of contemporary build homes and converted traditional buildings. With up to 4 bedrooms, depending on your use of the first floor, there is plenty of scope to use this light and airy property as a family home, a lock-up-and-leave second home, or indeed as a holiday let. There is no garden to worry about in your absence and lovely beaches are a short walk away. A generous ground floor open plan kitchen/living/dining area is fresh and welcoming and has a separate cloakroom/WC. The well-appointed kitchen includes floor and wall units with a useful central island. French doors lead out to a small courtyard area to the rear.

On the first floor, a lovely formal sitting room could also be used as a fourth bedroom if desired, and has French doors leading to a small balcony. A double bedroom and family bathroom is also found here. Moving on upwards to the second floor, there is a generous master bedroom with en suite shower room, a third double bedroom and separate shower room.

From every window to the front there are incredible views of the quiet little harbour, and Garlieston Bay. Behind the house, the rear windows look over grazing land.

ACCOMMODATION

Ground Floor: Entrance Hall. Kitchen/Living/Dining. Cloakroom WC.

First Floor: Sitting Room/Bedroom 4. Double Bedroom. Family Bathroom.

Second Floor: Master Bedroom with En-suite Shower Room. Double Bedroom. Shower Room

OUTSIDE

To the rear there is a small courtyard style area suitable for outdoor seating. The neighbouring properties have a right of pedestrian access through this area.

CAR PARKING

There is one space allocated to no 29 in the common parking area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
29 South Crescent	Mains	Mains	Mains	Freehold	Electric	Band D	D67

BROADBAND AND MOBILE

There is fibre broadband available and mobile signal.

FLOODING

There is a risk of flooding within 50 metres of the property. The property itself has not flooded. SEPA maps can be checked at www.sepa.org.uk

DIRECTIONS

From the A75 at Newton Stewart, take the exit from the roundabout marked Wigtown. Follow the road towards Wigotwn and then take the right hand turn marked Port William/Garlieston/Whithorn. Continue on over the bridge at Bladnoch onto the A714. Carry straight on as the road becomes the A746, carrying straight on through Braehead and Kirkinner. At the fork, stay left signed Garlieston onto the B7004. In Garlieston, turn left at the junction onto Mill Road and carry on down towards the sea front. At the junction turn right and follow the road through the village around the bay passing the bowling green, village hall and public toilets all on your left. Keep going on through the 20 mph signs, passing by the caravan park. The road opens out to the harbour area and South Crescent can be seen on the right.

POST CODE

DG8 8BQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: feasting.crumples.initiates





SOLICITORS

McCormick & Nicolson
66 Victoria Street
Newton Stewart
DG8 6DD

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

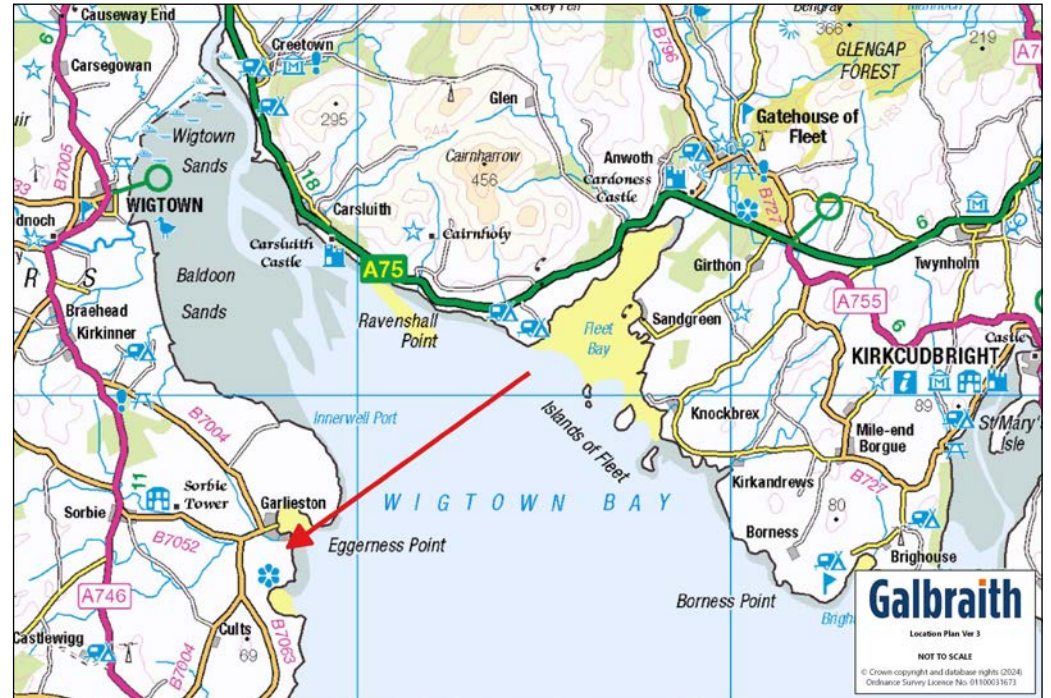
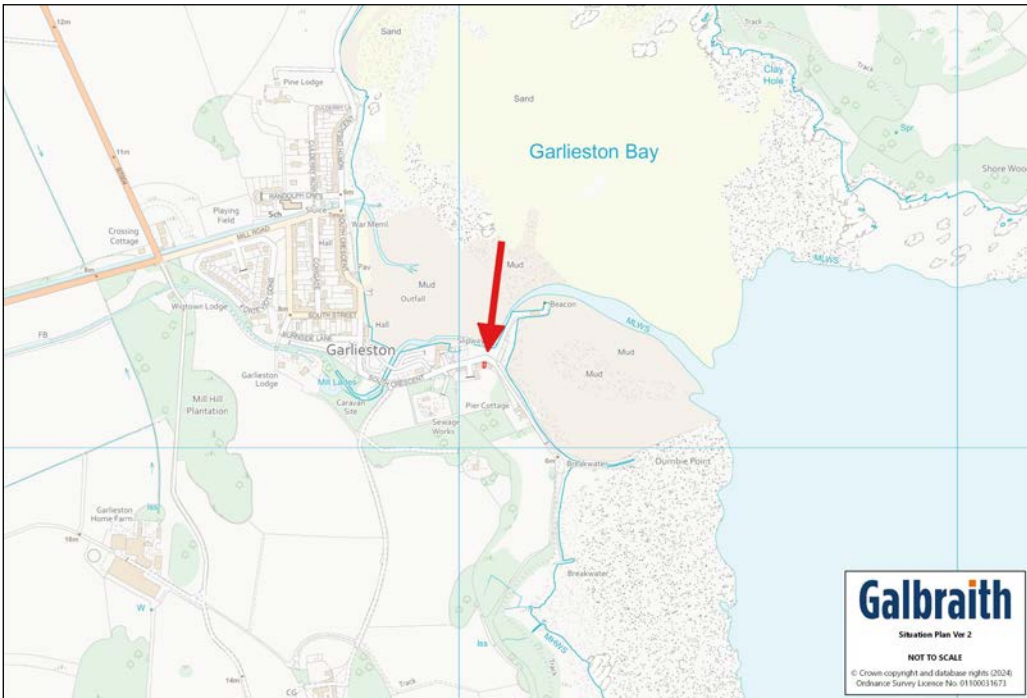
Strictly by appointment with the Selling Agents.

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

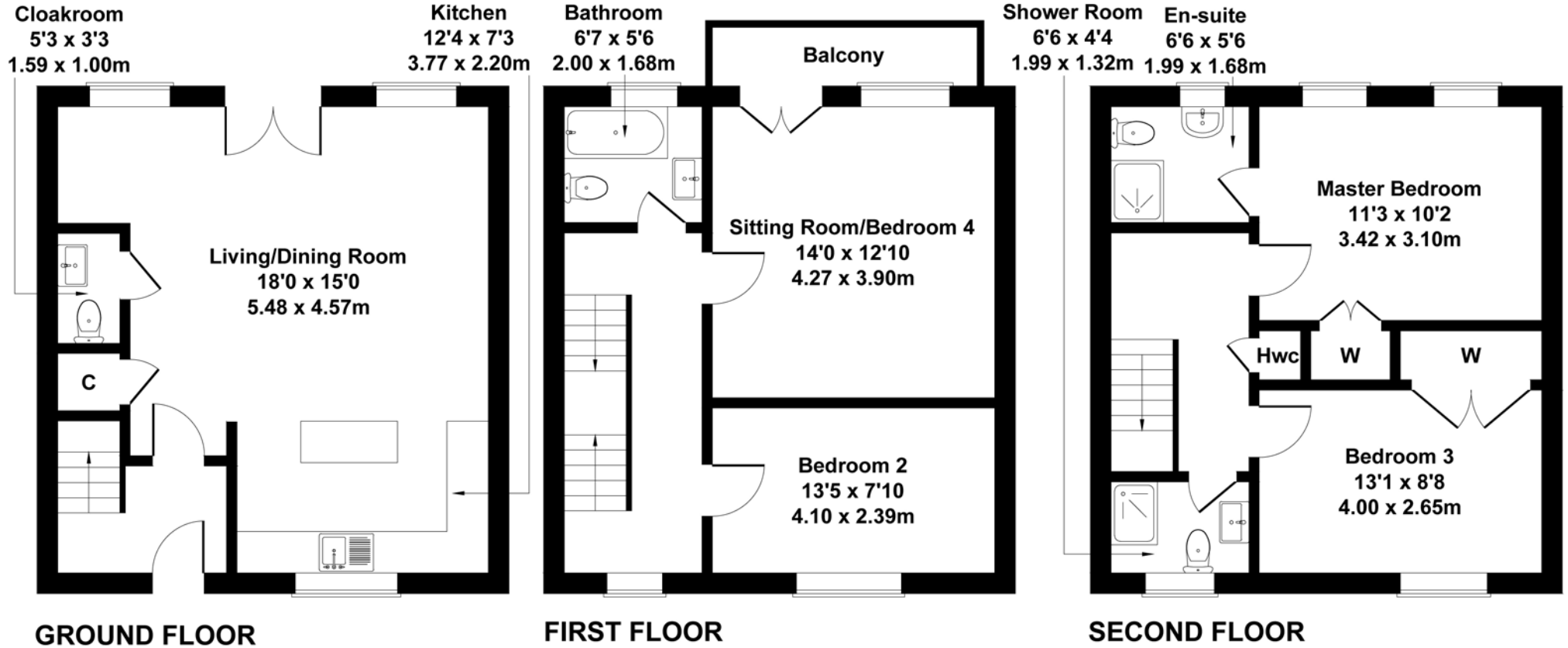
Failure to provide required identification may result in an offer not being considered.





29 South Crescent Garlieston DG8 8BQ

Approximate Gross Internal Area
1367 sq ft - 127 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.

Produced by Potterplans Ltd. 2024

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 February 2024.



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE