



**LOCHEIL BANK**  
BARHILL ROAD, DALBEATTIE

**Galbraith**





Sitting Room



## LOCHEIL BANK, BARHILL ROAD, DALBEATTIE

A rare opportunity to acquire a gracious elevated property in a highly sought after edge of town location.

Castle Douglas 6.7 miles ■ Dumfries 13.7 miles ■ Carlisle 46.2 miles

### Offers Over £420,000

- 3 reception rooms. 3 bedrooms
- Large kitchen with central island
- Double Garage with studio over
- Stunning mature garden
- Panoramic views over the town and surrounding area
- Camper van port

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





Kitchen

### SITUATION

Locheil Bank sits in an elevated position on Barhill Road, which runs adjacent to Barhill Wood on the edge of Dalbeattie. Dalbeattie nestles in the valley of the River Urr, the name means "valley of the silver birch". The town has a thriving and friendly community with a good range of shops, small supermarkets, cafes, hotels, restaurants. The town also has award winning butchers, a veterinary surgery, nursery, primary and secondary schools in a state of the art education campus, a museum, solicitors, a dental practice and a health centre. In addition there is a selection of sporting facilities including a park with boating lake, a bowling green, an active tennis club, football club and facilities, as well as a nine-hole golf course. In the summer months a Civic programme runs a variety of events enjoyed by the local community and visitors alike.

The nearby market town of Castle Douglas, known as Dumfries & Galloway's Food Town, also provides a variety of shops, two larger supermarkets, health services, pool and leisure facilities, veterinary services, and a thriving livestock market. Dumfries which is approximately 13 miles distant and is the principal town in the area which provides a wider range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is home to the Crichton campuses of both Glasgow University and the University of the West of Scotland.

Communications to the area are good. There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south. The M74 motorway network is 42 miles distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport 63 miles north, and Edinburgh and Glasgow both 96 miles.



Kitchen

### DESCRIPTION

Locheil Bank was one of the first houses ever to be built on the site which today forms Barhill Road, and occupies a superb, elevated position overlooking the town and surrounding area. Originally completed around 1933, it has been modernised and extended over the years to form a wonderful and much loved family home. The striking original Art Deco internal doors and ironmongery remain however, giving a sense of elegance and history to the property.

The spacious accommodation has a large and well-appointed kitchen with striking island at its heart. A large utility room adjoins via the rear entrance porch. Stairs lead from the utility room up over the garage to a very useful studio and store which would suit a variety of purposes including an architect or artist's studio, hobby room, home office and so on.

An impressive dining hall sits at the heart of the house, perfect for formal and family celebrations and occasions. From here the sitting room is accessed, a spacious and elegant room with a lovely window seat from which to enjoy views of the garden. To the far side of the dining hall is a garden room with en-suite shower room. Originally conceived as a 'granny flat' it could be used again as such or simply as a more relaxed family space with patio doors leading out.

Upstairs are three large bedrooms, all well-appointed with built-in wardrobes, the master bedroom having a range by Sharpes. Serving the bedroom accommodation are a bathroom and separate WC.



Outside, a large patio sits looking out over the town and to the countryside beyond, an ideal spot for outdoor entertaining or to simply enjoy quiet summer evenings with a glass of something chilled. To the rear is ample parking for several vehicles as well as the double garage. A large camper van port is built onto the end of the garage. The garden to the rear backs onto the wood and features a shed and greenhouse.

All in all this is a superb opportunity to acquire one of the most prestigious properties in Dalbeattie with a wealth of accommodation and charm.

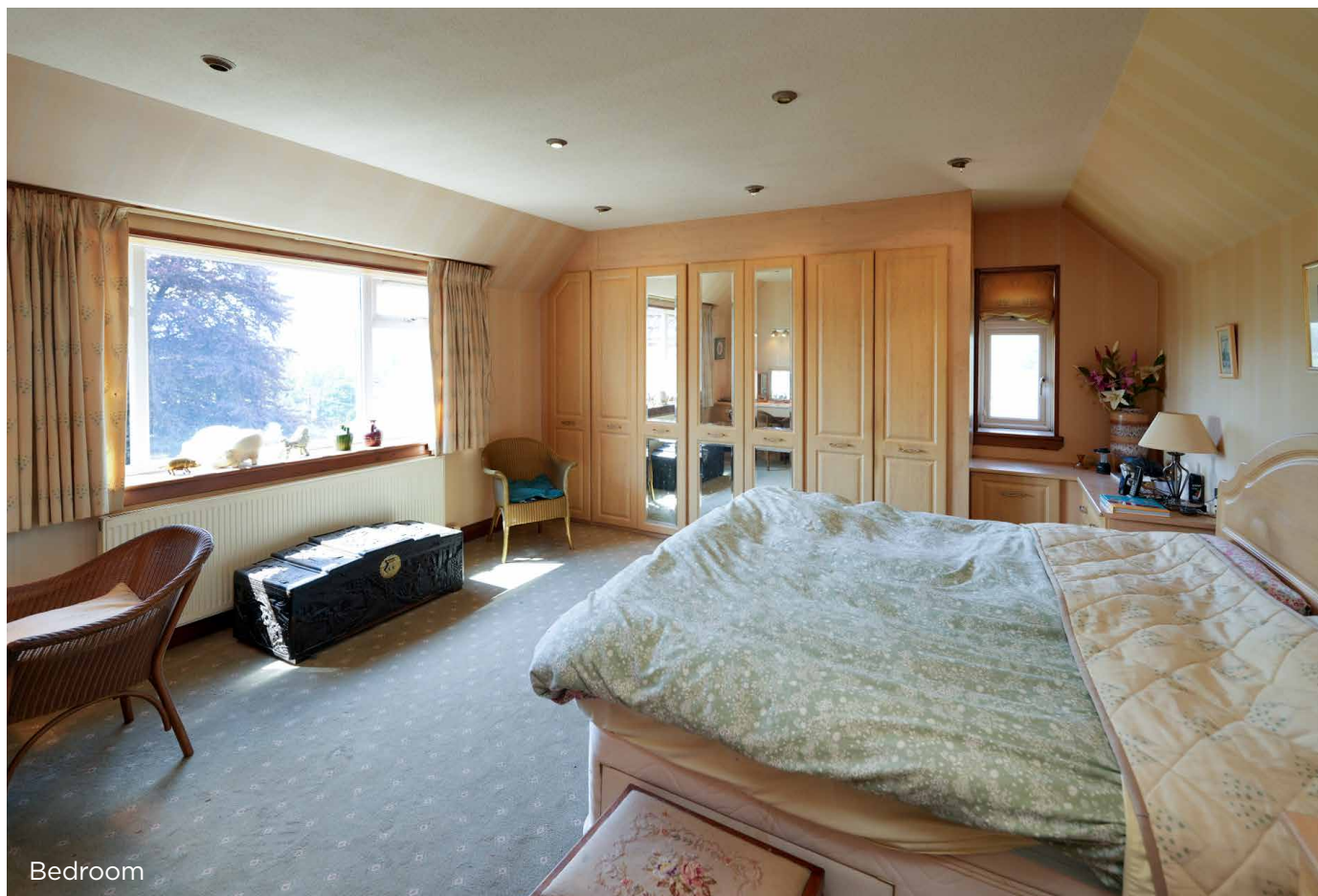
### ACCOMMODATION

Ground Floor: Entrance Vestibule. Dining Hall. Sitting Room. Garden Room. Shower Room. Dining Kitchen. WC. Utility Room

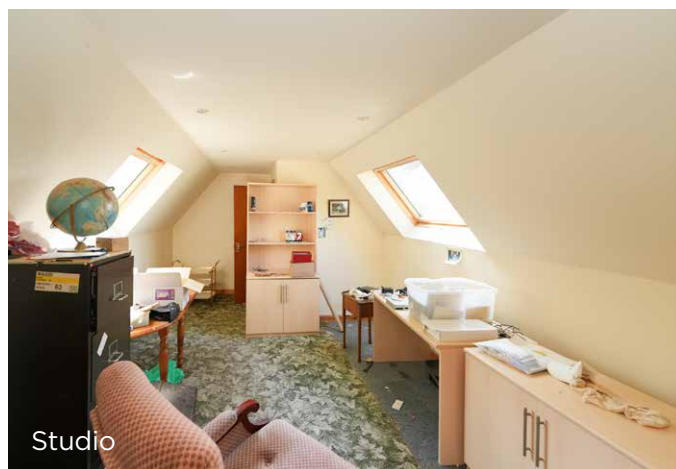
First Floor: Three double bedrooms. Bathroom. WC.

### GARDEN

A sweeping brick paver driveway leads up through the garden to a generous parking area to the rear of the house in front of the double garage and camper van port. The garden is a riot of colour thanks to the mature shrubs which have been lovingly tended to give interest and colour year round. To the front of the house is a generous patio complete with raised pond from which the views of the town and surrounding countryside can be enjoyed and is ideal for outdoor entertaining.



Bedroom



Studio



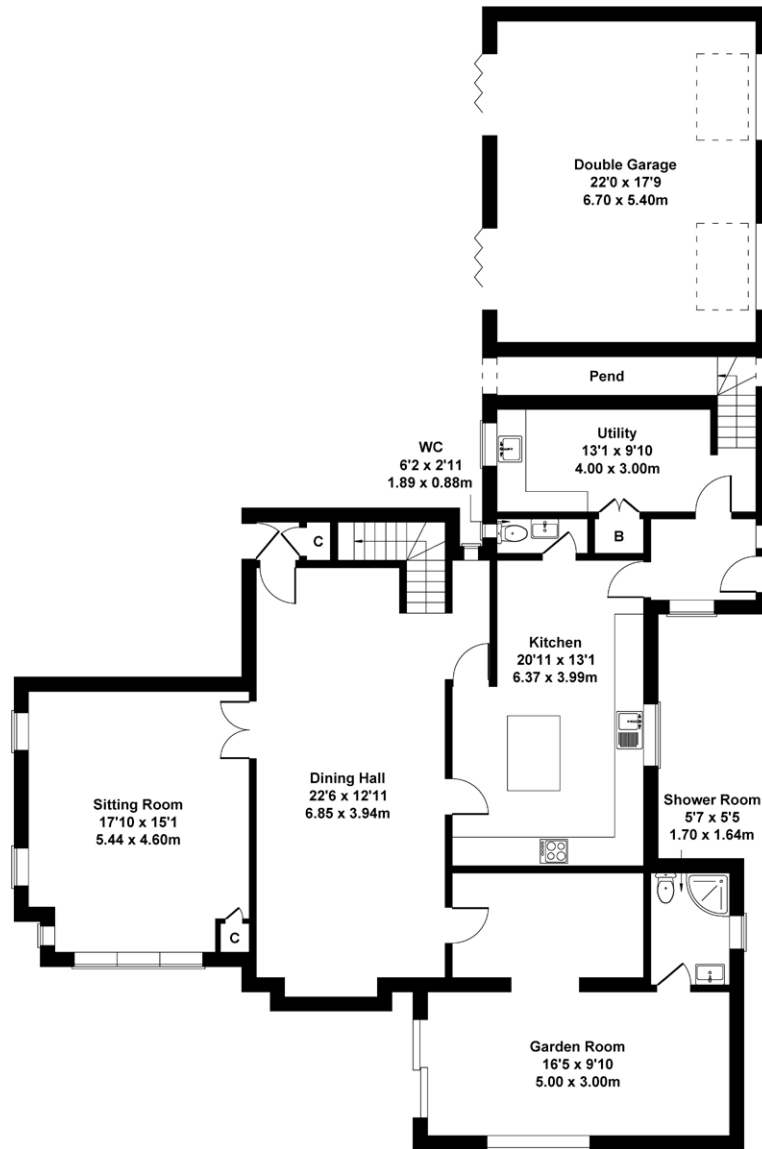
Bathroom



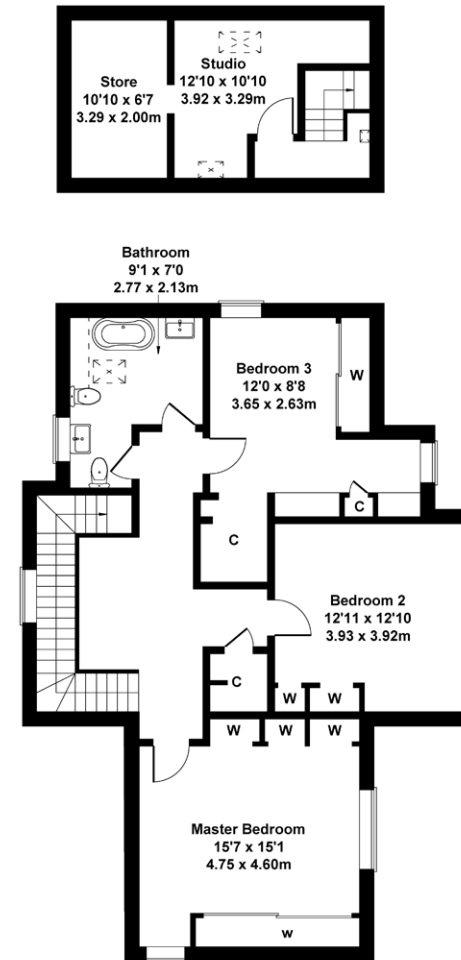
Bedroom

# Locheil Bank, Barhill Rd, Dalbeattie DG5 4JD

Approximate Gross Internal Area  
3078 sq ft - 286 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. 2025

The rear garden has further colourful mature shrubs and lawned areas plus a drying green. A small patio sits immediately adjacent to the rear of the house, ideal for summer breakfasts or shaded evening drinks. A greenhouse and garden shed provide keen gardeners with storage and cultivation space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil CH	Band G	E44	FTTC	YES

FLOOD RISK

No specific risk to the property.  
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From the A711 in Dalbeattie, take the turn signed Barhill Road. Continue on up Barhill Road. Locheil Bank is situated around halfway along Barhill Road on the left, with the name plate visible on the stone dyke at the bottom of the drive.

POST CODE

DG5 4JD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: district.necklaces.sleepless

SOLICITORS

McJerrow & Stevenson  
55 High Street  
Lockerbie  
DG11 2JJ

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.

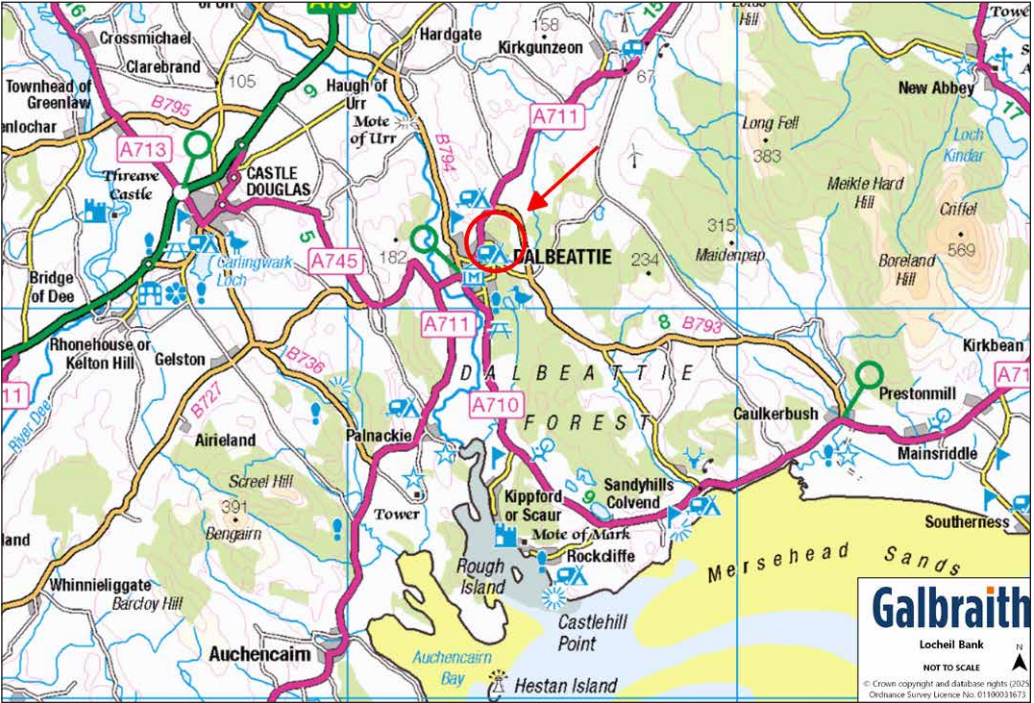
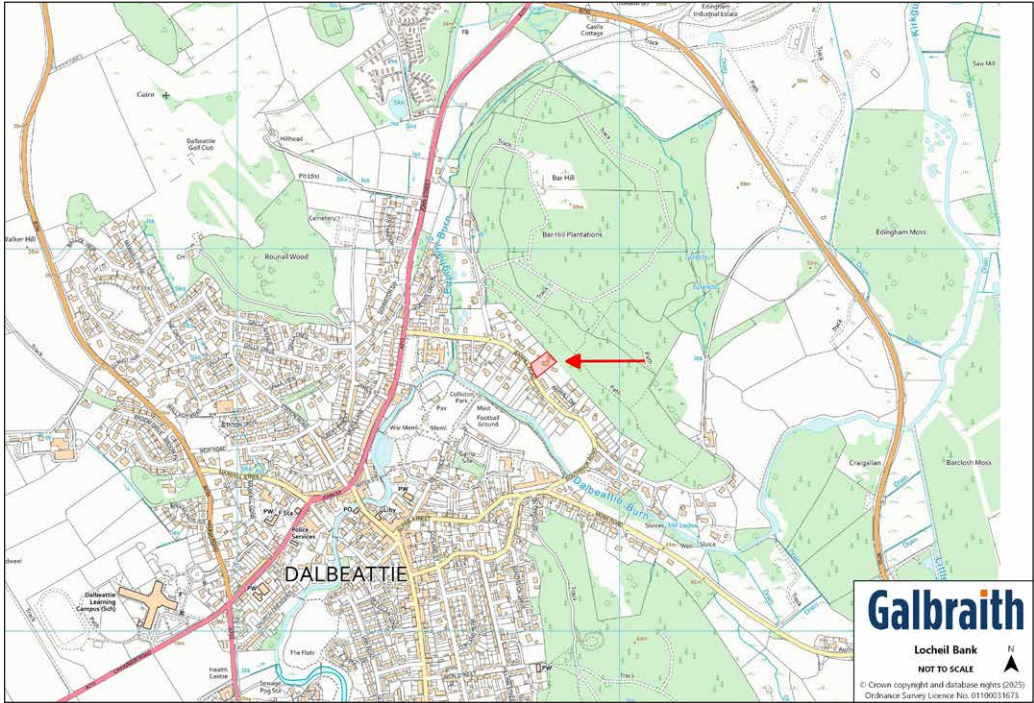
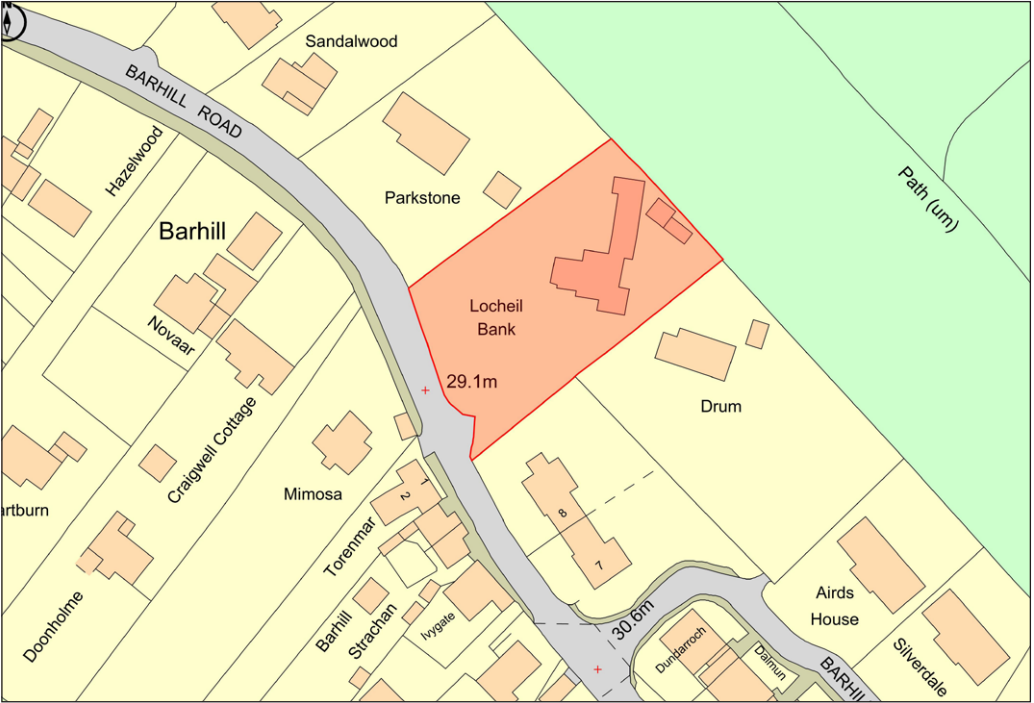
IMPORTANT NOTES

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 May 2025.

















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