

Kilgaradh

Carluith | Newton Stewart | Dumfries and Galloway | DG8 7DN



Galbraith



A charming modern cottage with a traditional feel and stunning garden set high above Wigtown Bay



Newton Stewart 8 miles | Kirkcudbright 16 miles | Castle Douglas 22 miles

(All distances are approximate)

About 0.45 acres (0.18 Ha)

2 Reception Rooms. 3 Bedrooms

Elevated position with views of Wigtown Bay

Stunning well-stocked garden

Traditional cottage feel with the benefits of modern construction

Offers Over £280,000

Galbraith

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Situation

Kilgaradh sits in an elevated position within Carsluith. There is The Galloway Smokehouse & shop, and The Bayview Diner within the village, and regular bus services east and west. All these amenities are within easy walking distance of Kilgaradh. The village of Creetown is two miles away with a well-stocked general store, a GP surgery with dispensary and a primary school. Supermarkets, schools, cinema, a range of shops and other amenities are available in Newton Stewart, around 8 miles west. The area is well known for outdoor pursuits and sports, with Kirroghtree Forest a few miles west, 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 30 miles west, with ferries to Northern Ireland at nearby Cairnryan. Trains also run from the regional centre of Dumfries 40 miles to the east. Domestic and international flights are available at Prestwick Airport, 60 miles north, and Glasgow and Edinburgh Airports, 92 and 122 miles respectively. Motorway links and trains are available at Lockerbie, 52 miles east, and Kilmarnock, 71 miles north.

Description

Kilgaradh is a welcoming cottage built in 2000. It has the look and feel of a traditional Galloway cottage but with the benefits of modern construction. The stunning setting of an incredibly well-stocked garden adds to the checklist of 'dream home' qualities of this wonderful three bedroom home. The current owners have upgraded the cottage over the last 5 years including partial re-wiring, upgraded consumer board and a new kitchen.

Unusually for a village, mains gas is available in Carsluith and so Kilgaradh has gas central heating. The heart of the kitchen is the gas-powered Rayburn which adds to the traditional feel and provides cooking facilities as well as powering the central heating and hot water. A contemporary induction hob provides modern rapid cooking. Ideal for entertaining, the kitchen opens to the dining room through an archway enabling you to host guests whilst getting on with preparation. Off the kitchen is a utility room which leads to the rear porch which can be used as a boot room. A useful stable door leads out to the rear garden. A sitting room sits to the front, with a charming multi-fuel stove, installed in 2020 along with a new flue liner, set in an impressive fireplace. Three good sized bedrooms provide room for guests and visiting family. Bedroom 1 has an ensuite WC with room for the addition of a shower cabinet to be installed if desired. The house is served by a modern shower room. The large floored attic has excellent potential for conversion to more bedroom accommodation subject to obtaining the necessary permissions.

Water is provided by a shared borehole, situated in a neighbour's ground. It is maintained by the neighbour and water is pumped from there to Kilgaradh where it passes through a UV filter before use. (The pump has a back-up generator in case of power-cut.). Kilgaradh has a smart meter to help keep track of electricity and gas use. For even more efficiency, 'AirEx' smart air bricks were installed in 2024, to replace the conventional air bricks. Built-in sensors manage airflow intelligently via wi-fi, closing to reduce heat loss and improve thermal comfort and then opening to reduce humidity.

A new sewage treatment system was installed in 2021 to replace the former septic tank and is SEPA approved.

The garden, more fully described below, wraps around the cottage and has deliberate successional planting to keep colour and interest abundant year-round.

In summary, Kilgaradh is an opportunity to acquire a cosy traditional style cottage built to modern standards in a superb and accessible location above Wigtown Bay.



Accommodation

Entrance Vestibule. Sitting Room. Hallway. Three Bedrooms. Ensuite WC. Shower Room. Kitchen. Dining Room. Utility Room. Rear Porch.

Garden

The extensive garden at Kilgaradh is home to an amazing array of planting. Truly a 'gardener's garden' it abounds with colour and interest all year round. Numerous specimen trees and plants including walnut, rhododendrons and azaleas, have been carefully curated to create a variety of areas within, including an excellent vegetable garden, an orchard with apple, plum, damson, and cherry, soft fruits, and water plants around the burn which flows through the grounds. Some areas of re-wilding have been created by the current owners to encourage insect life and biodiversity, but these can easily be landscaped again if desired. There are two outside taps and an outside power point to assist with maintenance and watering. There is a polytunnel, with a sprinkler system, which is home to a very productive red grapevine. Supporting horticultural activities are a greenhouse, a garden shed and a covered potting area, as well as a log and garden tool store.

A detached garage serves as a workshop with power, and good storage in the roof. The garden is teeming with wildlife including red squirrels, woodpeckers and numerous varieties of garden birds, which visit the bird feeders daily.

General Remarks and Information

The lane leading to Kilgaradh has been adopted by the local council. There are no third party access rights over the property.



Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

Band E

EPC

Band D63

Services

Mains electricity and gas are connected | Private water supply | Private drainage to sewage treatment plant | Gas fired central heating | FTTP (Fibre To The Premises) is available | Mobile Signal Yes

Flood Risk

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

Directions

From the A75 take the western most exit into Carsluith, signed for Carsluith and Galloway Smokehouse. Immediately turn up the lane on the left leading uphill. Kilgaradh is at the top of the hill on the left.



 garden.button.nightcap

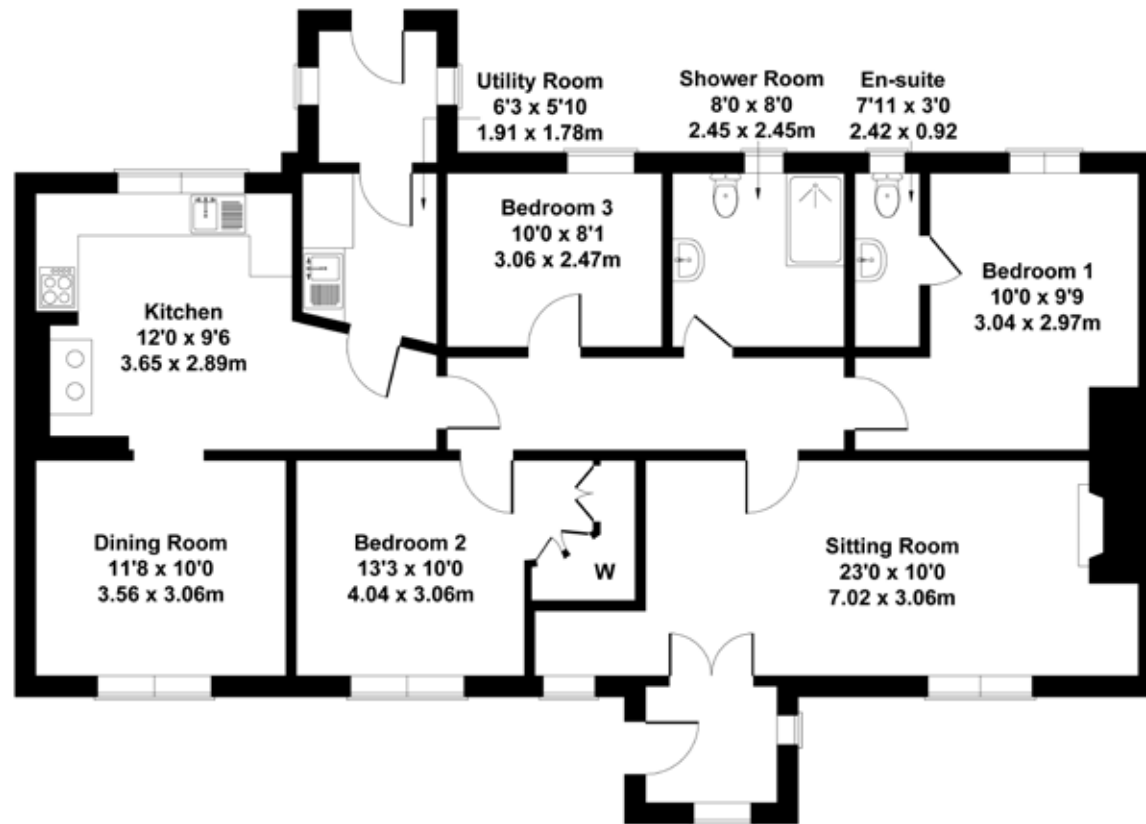


Post Code: DG8 7DN



Kilgaradh, Carsluith, DG8 7DN

Approximate Gross Internal Area
1270 sq ft - 118 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. 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 May 2026.





Solicitors

Cavers & Co, 40-42 St Mary Street, Kirkcudbright, DG6 4DN

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. Some curtains and light fittings are included. White goods and other items may be available by separate negotiation if required.

Viewings

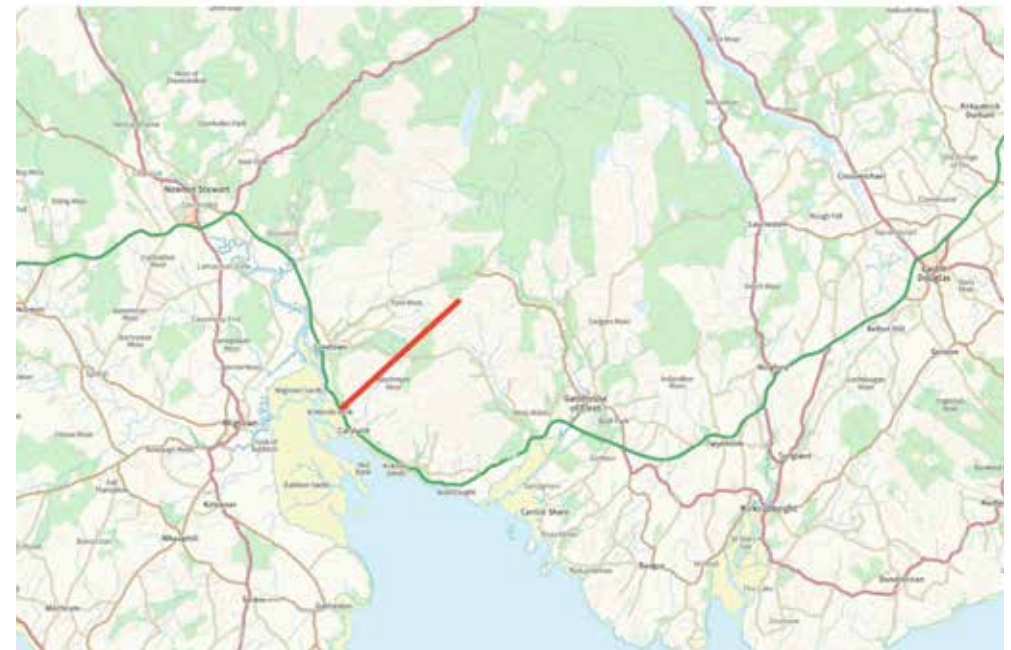
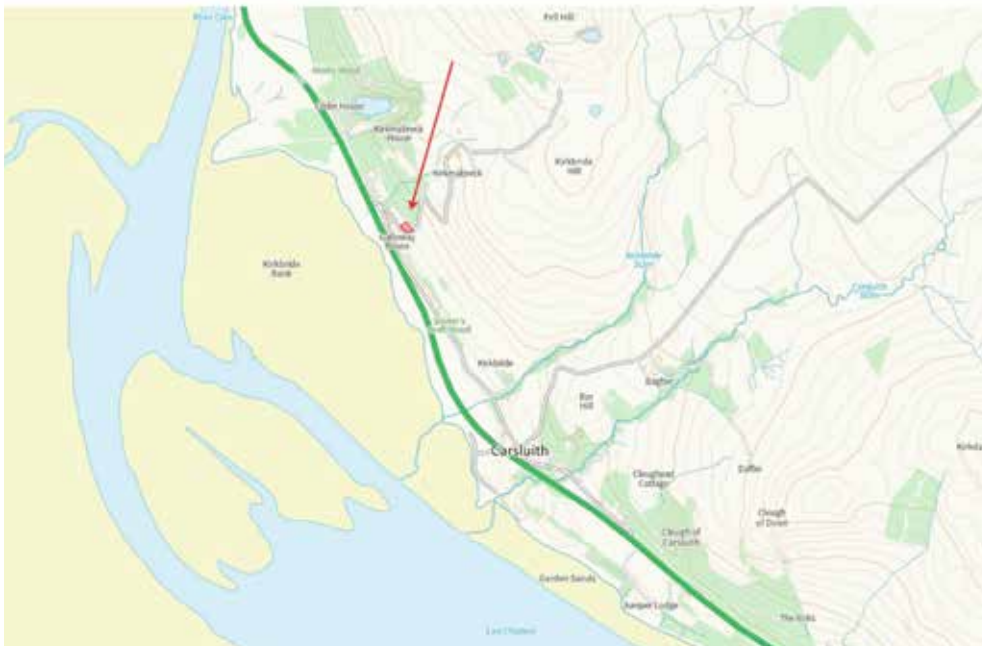
Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

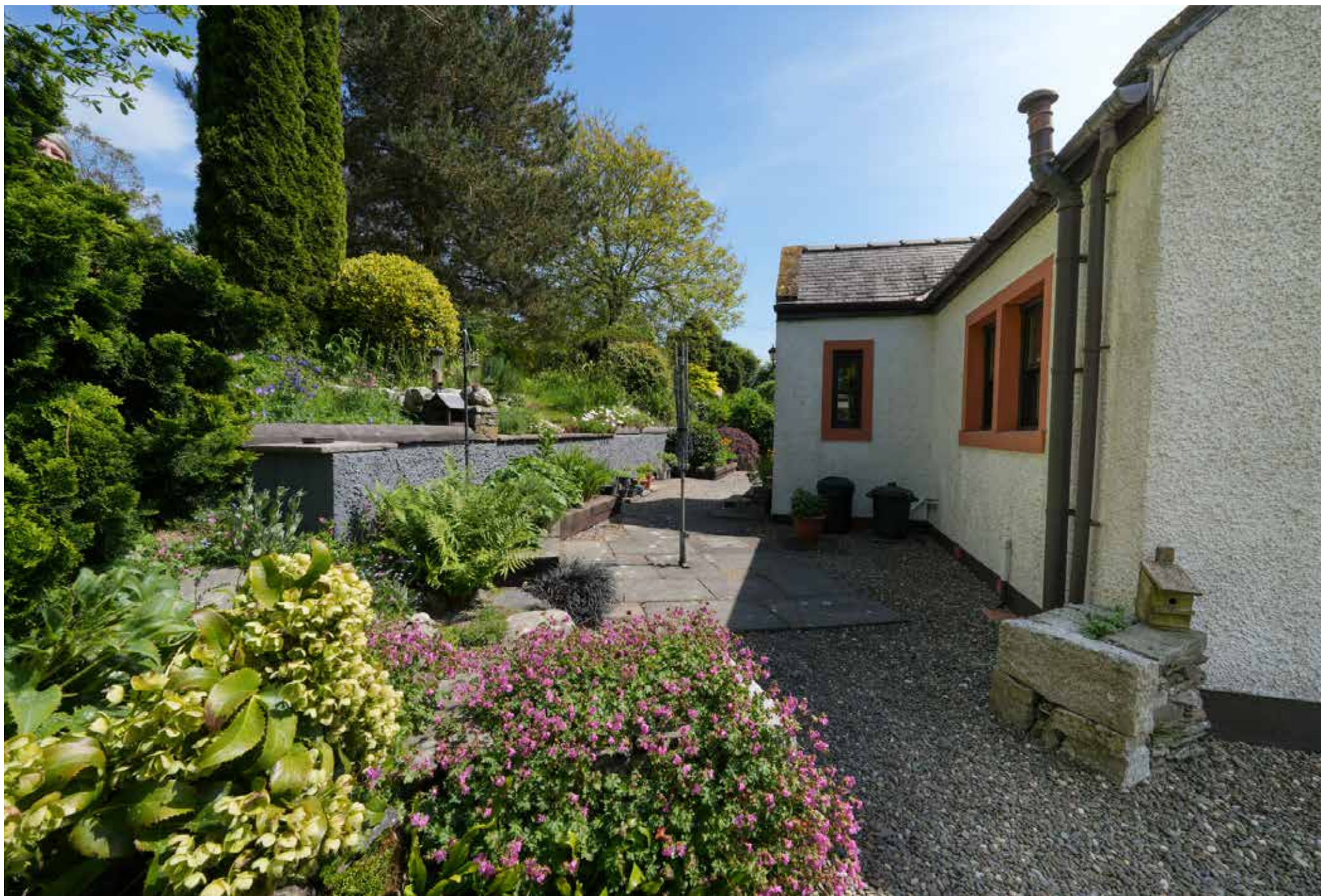
Anti Money Laundering (AML) Regulations

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.











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