



Drumurr, 2 Riverview Park, Kippford, DG5 4LG

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“Ideal opportunity to purchase a freehold lodge with lovely estuary views on the edge of Kippford.”

Accommodation

- + Kitchen
- + Lounge/Dining Room
- + 2 Bedrooms
- + Hall
- + Bathroom

External

- + Off Street Parking
- + Garden

EPC Rating F

Council Tax Band B



LOCATION

Drumurr is located in a quiet spot on the edge of the picturesque village of Kippford on the Solway Coast, which is designated as an area of 'Outstanding Natural Beauty'. From its elevated position, the property enjoys lovely views over the estuary and surrounding countryside. The village is home to the Solway Yacht Club, a Chandlery, marina, two pubs, both serving food, and a craft shop. Also within half a mile is an award winning Pottery and a Golf Course with seasonal tearoom. There is also access to some of the region's best walking tracks nearby, mountain bikers are also well catered for in the region with the Dalbeattie Forest just minutes away and the 7Stanes cycle tracks are also easily on hand. There is a good selection of golf courses with Colvend, the championship course at Southerness and the Dalbeattie course within easy reach. Dalbeattie "The Granite Town" and gateway to the Solway Coast offers primary and secondary schooling, shops, local food stores and a health centre, and is approximately 5 miles from Kippford. The village of Rockcliffe and the sandy beaches at Sandyhills are also close at hand.

DESCRIPTION

Drumurr is a two bedroom, single storey detached lodge with single glazing, a pressurised water system and electric heating. There are sunny aspect, wraparound garden grounds, featuring a raised balcony/terrace, perfect for taking in the beautiful views. The garden grounds offer an excellent degree of privacy and receive regular visits from local wildlife including red squirrels, deer and a range of bird species. There is a gravel parking area to the front with space for one vehicle. The property has previously been utilised as a both a main residence and a private holiday home.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Steps to wooden single glazed door to side into kitchen.

Kitchen

2.54m x 2.31m

Window to rear. Range of fitted floor and wall units with white speckled stone effect worktops. Sink and drainer. Belling electric cooker with splashback, Hotpoint tall fridge freezer and Indesit slimline dishwasher. 2 smoke alarms and fire extinguisher. Extractor fan. Small cupboard housing fuse box. Shelving and hooks. Open plan to lounge/dining room.

Lounge/Dining Room

5.07m x 2.4m

Bright room enjoying lovely views over the estuary and countryside. 2 windows to front. 2 electric heaters. Television point. 3 wall lights. Shelving and small wall mounted cupboard. Wooden single glazed door to front, giving access to the balcony/terrace. Door to bedroom 1. Open plan to hall.

Bedroom 1

3.35m x 2.39m

Window to front with lovely views over the estuary and countryside. Electric heater. Built in wardrobe with hanging rail and shelf. Coat hooks.

Hall

Smoke alarm. Large cupboard housing water tank with light, power point, shelving and Bosch washing machine. Open storage area above bathroom and cupboard doors. Doors to bedroom 2 and bathroom.

Bedroom 2

3.34m x 2.37m

Window to side. Electric heater. Built in wardrobe with hanging rail and shelf. Coat hooks and shelving.

Bathroom

2.45m x 1.47m

Obscure window to rear. White suite of W.C., wash hand basin with built in cabinet below and bath with folding glass shower screen and Gainsborough electric shower. Tiling to full height at bath and tiled splashback at wash hand basin. Heated towel rack. Mirror and mirrored vanity cabinet. 2 towel rails. Coat hooks.

EXTERNAL

To the front of the lodge is a gravelled parking area with space for one vehicle. Area of lawn, bordered by mature bushes and trees. A paved path leads to a wooden gate which gives access to the rear section of garden.

The rear and side garden are also laid mainly to lawn and are bordered with an array of matures bushes, hedges, trees and shrubs, giving the garden an excellent degree of privacy. Steps lead up to the terrace/balcony. With its elevated position, the terrace is ideal for taking in the lovely views of the estuary and the surrounding countryside. Various stores. Rotating clothes dryer. Raised flower beds. 2 outdoor lights and outdoor power point. 2 trellis'. Wooden benches. A wooden gate at the far side of the property leads back to the front garden.

Please Note

White goods are included in the sale. Furniture may also be available, subject to negotiation. There is an annual charge of approximately £240 for road maintenance and water.

VIEWING

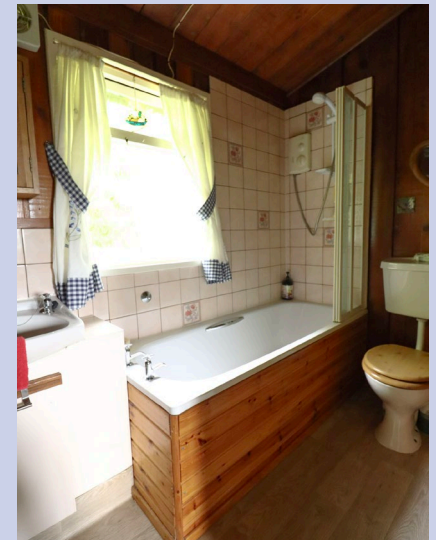
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 5pm) on 01556 504 038.

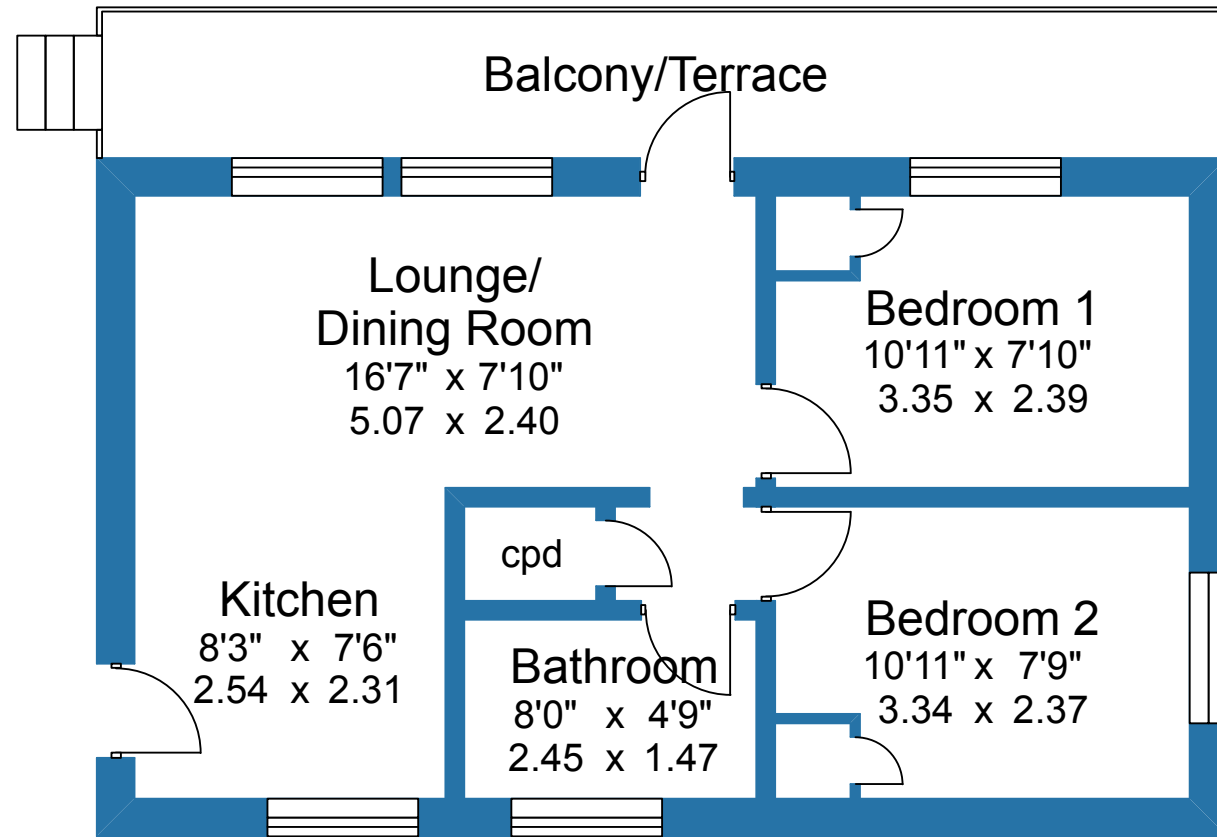
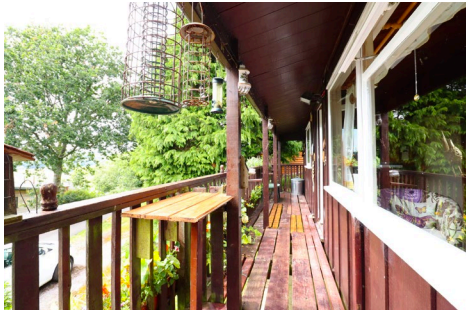
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into www.onesurvey.org.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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