



Millfield, Barcloy Road, Rockcliffe, Dalbeattie, DG5 4QJ

The logo for GG&B Properties features a stylized red and blue arch above the text 'GG&B' in a large, blue, serif font. Below this, the word 'PROPERTIES' is written in a smaller, red, sans-serif font.

GG&B
PROPERTIES

Millfield, Barcloy Road, Rockcliffe, Dalbeattie, DG5 4QJ

“Beautifully presented detached house with views towards the Solway Firth in the desirable village of Rockcliffe”

Ground Floor

- + Entrance Porch
- + Dining Kitchen
- + 3 Bedrooms
- + Family Bathroom

First Floor

- + Lounge

Outside

- + Driveway
- + Detached Garage
- + Sizeable plot
- + Garden sheds

EPC Rating D

Council Tax Band D



LOCATION

Millfield is located within an attractive residential area in the sought after, picturesque village of Rockcliffe on the Solway Firth. This peaceful coastal village gives access to many scenic walks through wild flower meadows and woodland managed by the National Trust. Nearby Colvend has a general store and village primary school, whilst more facilities including secondary schooling and the health centre, can be found in "The Granite Town" of Dalbeattie, approximately 7 miles distant.

The Solway Coast offers spectacular scenery and wildlife with a bird sanctuary on Rough Island, accessible at low tide, and an RSPB Centre at Mersehead, a short drive away. Local leisure facilities include sailing in the neighbouring village of Kippford and golf courses at Colvend, Southernness, Kippford and Dalbeattie. "World-class" mountain-biking opportunities (7 Stanes) and walks are popular in the nearby Dalbeattie forest.

DESCRIPTION

Beautifully presented detached 3 bedroom house with detached garage situated on sizeable plot. The accommodation is spaciouly laid out with the lounge located on the first floor providing fantastic views of the sea and hills beyond. The property is in immaculate condition, previously being used as a holiday let, with a modern fitted kitchen and bathroom. There is UPVC double glazing (unless where specified) and oil central heating throughout with an electric wood burner effect heater in the lounge.

Millfield is located on a sizeable plot with areas laid to both lawn and gravel and boasts two driveways, one to the front and another to the side. The front driveway leads to a sizeable single detached garage.

ACCOMMODATION

Ground Floor

Entrance Porch

Wooden glazed door into porch; single glazed windows to 3 walls; tile floor; UPVC part obscure glazed door with obscure glazed window to side into hall.

Hall

Glazed door to Dining Kitchen; carpeted stairs to first floor; coat hooks; radiator; smoke alarm; fitted carpet.

Dining Kitchen

2 large windows to front overlooking garden towards the Solway Firth; range of fitted wall and floor units with complementing worktops and tiled splash backs; stainless steel sink, drainer and mixer tap; freestanding Newworld electric oven with concealed extractor fan; newly installed Grant boiler; brand new Beko dishwasher; Beko washing machine; lifestyle heating controls; coving; smoke alarm; carbon monoxide alarm; linoleum flooring; fitted carpet at dining area; glazed door to inner hall.

Inner Hall

Doors to bedrooms 1, 2 and 3, bathroom, under stairs cupboard and shelved cupboard housing hot water tank; UPVC part glazed external door to rear; lifestyle thermostat; radiator; smoke alarm; fitted carpet.

Bedroom 1

Good sized double bedroom to rear with window to side; hatch to attic; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to side; coving; hooks; radiator; fitted carpet.

Bedroom 3

Double bedroom to rear with window to rear; coving; radiator; fitted carpet.

Bathroom

Modern suite of W.C. and wash hand basin set in vanity unit with cupboard beneath and electric Triton shower over bath with glass screen; obscure window to side; waterproof wall panels to 3 walls; heated towel rail; wall unit; wall mounted mirror; extractor fan; hatch to attic; wood effect linoleum.

First Floor Landing

Carpeted stairs to first floor landing; door to lounge; smoke alarm.

Lounge

Large room with large window to front enjoying stunning views towards the Solway Firth and hills beyond; wood burner effect electric stove set on tiled hearth and surround with wooden mantle; window to rear; television connection point; 2 x wall lights; hatch to attic; 2 x radiators; smoke alarm; fitted carpet.

OUTSIDE

Garden

Millfield is set within a sizeable plot, boasting gated driveways to both the front and side. The gravel driveway at front leads to the detached garage passing large area laid to lawn at front and side encompassed by shrubs and plant borders; gravel drive at rear leads to rear door and rotary air dryer; oil tank and 2 x wooden garden sheds to rear.

Garage

Pedestrian door and UPVC window to side; up and over door to front; electricity; concrete floor.

VIEWING

By appointment with the Selling Agents on 01556 504038.

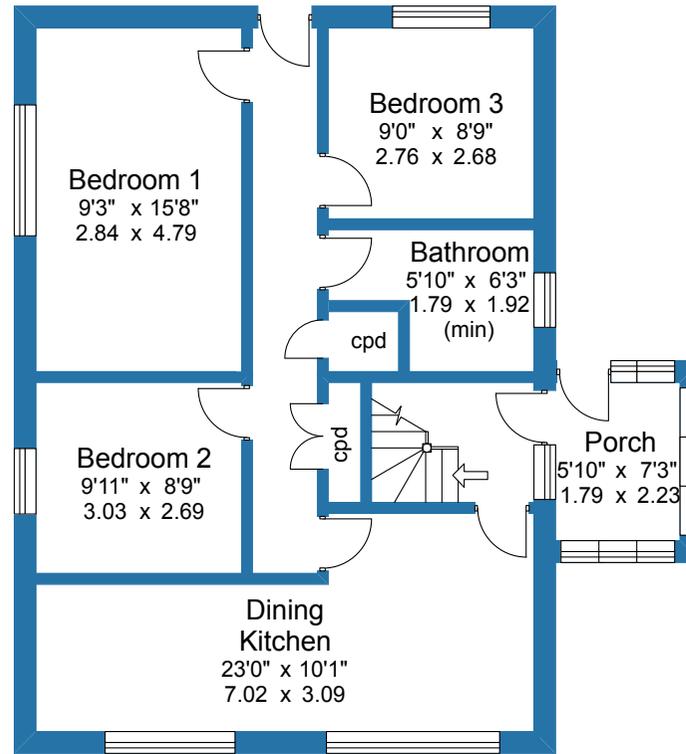
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

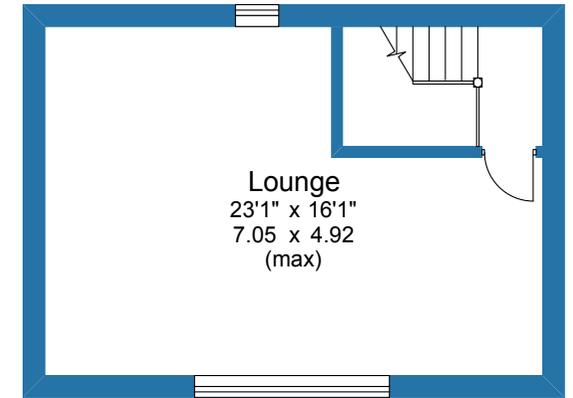
OFFERS

Offers 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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



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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