



8 Barcloy Mill Road, Rockcliffe, Dalbeattie, DG5 4PR

GG&B
PROPERTIES

8 Barclay Mill Road, Rockcliffe, Dalbeattie, DG5 4PR

“Immaculately presented detached 3 bedroom property offering spectacular views to the Solway Firth and Rockcliffe Bay set in well-established private gardens with off street parking and garage”

Ground Floor

- + Hall
- + 2 Bedrooms
- + Shower Room

First Floor

- + Entrance Vestibule
- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Utility Room
- + Bedroom with en-suite
- + Bathroom
- + W.C. Compartment

Outside

- + Wrap around gardens
- + Single Garage
- + Driveway

EPC Rating E
Council Tax Band F



LOCATION

8 Barcloy Mill Road is located within a desirable residential development in 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 single garage, driveway and surrounding private, well established gardens. The property is situated in a quiet residential development and is designed to maximize its position with beautiful views of the coast and countryside from the first floor reception rooms and bedroom. 8 Barcloy Mill Road offers flexible, light filled accommodation featuring a spacious lounge with stunning views of the Solway Firth, first floor bedroom with en-suite and 2 further bedrooms. The kitchen includes a breakfast bar and leads into a useful utility room. An adjoining bright dining room also harnesses the beautiful views on offer. There is double glazing and electric central heating throughout and a modern wood-burning stove in the lounge. Externally the property has an integrated garage and driveway and private well-stocked gardens to the front and rear.

ACCOMMODATION

Entrance at First Floor level

Vestibule

UPVC glazed external door with side panel into vestibule; coving; radiator; tiled floor; glazed door to hall.

Hall

Glazed doors to lounge and stairs; doors to utility room, bedroom 1, W.C. compartment and 2 large integrated storage cupboards with shelving

and hanging space; coving; hatch access to loft; smoke alarm; radiator; fitted carpet.

Lounge

Bright spacious room with windows to front and side offering spectacular views of the coast and countryside; modern wood burner installed in 2022 with polished stone base; 2 x wall lights; coving; television point; 2 x radiators; fitted carpet; glazed door to dining room.

Dining Room

UPVC French doors to front leading to paved patio area with views to the coast; window to rear; coving; spotlights; radiator; fitted carpet; door to kitchen.

Kitchen

Range of white wall and floor units with wood effect worktops, tiled splashbacks and open shelving; breakfast bar with wood effect worktop; 1½ sink, drainer and mixer tap; window to rear; electric hob with concealed extractor fan; Bosch integrated microwave and oven; Indesit fridge freezer; Zanussi freezer; tiling to walls; television point; telephone point; radiator; tile effect linoleum flooring; sliding door to utility room.

Utility Room

Floor units with wood effect worktop; UPVC external glazed door to rear, window to rear; Daxom electric boiler installed in 2021; heating control unit; Hoover washing machine; Bosch tumble dryer; tiling to walls; clothes pulley; radiator; coat hooks; tile effect linoleum flooring; door to hall.

Bedroom 1

Bright double bedroom with window to front enjoying views to the coast; 2 x integrated wardrobes with shelving and hanging space; coving; telephone point; radiator; fitted carpet; door to en-suite bathroom.

En-suite bathroom

Suite of W.C., wash hand basin in vanity unit and bath; obscure window to rear; coving; mirrored wall cabinet; Expelair extractor; towel rails; mirror; tiling to walls; radiator; fitted carpet.

WC

Suite of W.C. and wash hand basin with tiled spashback; obscure window to rear; coving, mirror; towel rail; radiator; fitted carpet.

Ground Floor

Hall

Doors to bedrooms 2 and 3; sliding door to shower room; downlight; smoke alarm; radiator; fitted carpet, stairs to upper floor with window to rear.

Bedroom 2

Bright double bedroom with window to front enjoying views to coast and countryside beyond; 2x integrated wardrobes with shelving and hanging space; coving; radiator; fitted carpet.

Bedroom 3

Double bedroom with UPVC patio door with glazed side panel and window to rear offering access to the garden; 2 x integrated wardrobes with shelving and hanging space; under stairs storage cupboard; coving; radiator; fitted carpet.

Shower Room

Modern suite of W.C., wash hand basin in vanity unit and fully tiled shower cabinet with glass sliding doors and combi shower; tiling to walls; spotlights; large mirror; heated towel rail; tiled floor.

OUTSIDE

Front garden

Gates to driveway and graveled area; paved path to side with drystone wall border; lawned area with mature shrubs to front with paved steps with glass balustrade leading to front door; paved patio area with outside light.

Garage (3.64 x 6.86m)

Attached garage with up and over door to front; part glazed wooden door to rear; electricity supply and light; workshop area with shelving and worktop; concrete floor.

Rear garden

Wooden gate to secluded rear garden; gravel path leading to seating area with countryside views; paved area at rear door with railings and outside light; path to lower level through area laid to lawn; mature shrubs and trees.





Please Note

Some items of furniture may be included by negotiation with the sellers.

VIEWING

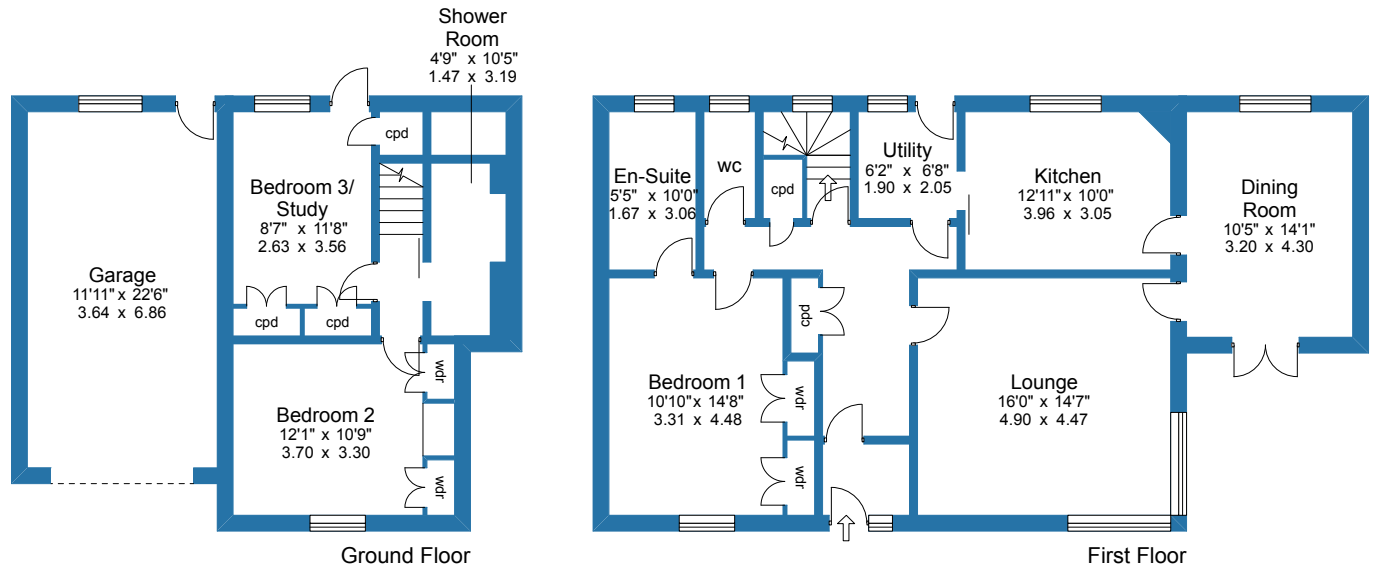
By appointment with the Selling Agents on 01556 504038.

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.



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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