



KIRKEOCH
KIRKCUDBRIGHT



KIRKEOCH , KIRKCUDBRIGHT

Traditional small farmhouse and garden with spectacular views of the Dee Estuary.

Kirkcudbright 2.3 miles ■ Castle Douglas 12 miles
Dumfries 29.7 miles

Offers Over £250,000

- 1 reception room, kitchen/diner, 3 bedrooms
- Sun Porch
- Parking to front and rear
- Garden to front and side
- Panoramic views of the Dee Estuary
- In need of upgrading

Galbraith

Castle Douglas
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 **OnTheMarket**





Entrance Hall



Sitting Room

SITUATION

Kirkeoch sits just off the B727 west of Kirkcudbright, which follows along the Dee Estuary. Kirkcudbright is famous as Scotland's Artists' Town and its well-known connections to The Glasgow Boys. The town provides a range of services including two small supermarkets and individual specialist shops, 3 churches, museum, library, doctor's surgery, optician, two veterinary practices, swimming pool, tennis court, bowling green, as well as a primary and secondary schools. The nearby market town of Castle Douglas also has a good range of shops and other services, and is designated Dumfries and Galloway's 'Food Town'. The regional capital of Dumfries offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with railway stations in both Dumfries and Lockerbie. The M74 motorway is accessible at Moffat and Lockerbie, allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 58 miles drive to the north. Both Glasgow and Edinburgh with their international airports are around two hours' drive. Regular ferry services to Northern Ireland operate with Stena Link and P & O from Cairnryan around 51 miles to the west, close to Stranraer.

DESCRIPTION

Kirkeoch is a former farmhouse sitting at the front of what was once Kirkeoch farm steading. (The steading is now converted into three residential units in separate ownership.) Renovated by the current owner's family in the early 1970's, the house sits elevated above the road which a generous garden to the front and breathtaking views of the Dee Estuary can be enjoyed. With a dining kitchen and a spacious reception room plus sun porch and office, and three bedrooms upstairs, Kirkeoch represents an opportunity for a buyer to create a wonderful family home in a sought after area. Whilst a degree of modernisation and upgrading is now required, the property is not listed and could be altered and extended to make the very most of the view, subject to obtaining necessary planning consent. With oil fired central heating and double glazing, the house is already liveable so renovations could be carried out in situ if so desired.

The garden has much scope to be developed to include new areas of planting and outdoor seating areas, again to make the most of the views. Parking is currently to the immediate front of the house and at the backdoor, but could be developed further down the garden to allow for extending the house to the front. There is vehicle access round the house.

ACCOMMODATION

Ground Floor: Entrance Hall. Dining Kitchen. Boot Room with WC. Sitting Room. Sun Porch. Office. Store (accessed externally)

First Floor: Landing. Bathroom. Bedroom 1. Bedroom 2. Bedroom 3

GARDEN

The garden is mainly to the front of the property. The private access road serving the properties at Kirkeoch opens into the former farmyard behind, with a grassed area immediately to the rear of the house. Parking for 2-3 cars can be taken to the front of the house leading off the road, as well as on the concrete apron at the back door. The front garden has recently been largely cleared, leaving an almost blank canvas for a keen gardener to create their own vision of the perfect garden, and there is much scope for making the most of the view over the Estuary. The Store to the rear of the house houses the boiler, but has plenty of room for use as a garden store as well.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Kirkeoch	Presently Private but to be added to Mains	Mains	Septic tank	Freehold	Oil CH	Band E	F28

BROADBAND & MOBILE

There is cable broadband available to the house.
There is mobile signal.

FLOODING

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

ACCESS

There is a right of access to and round the property over the private road and yard leading from the B727. Maintenance is shared according to user.

DIRECTIONS

From Kirkcudbright, take the A755, crossing the River Dee. On leaving the town limits, take the left hand turn onto the B727. Follow this road for approximately 1.7 miles. Passing Bishopton Farm on your right, Kirkeoch can be seen immediately after on the righthand side. Turn up the private road leading from the public road.

POST CODE

DG6 4TJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: states.spends.deep

SOLICITORS

Thorntons Law LLP
City Point
65 Haymarket Terrace
Edinburgh
Midlothian
EH12 5HD

LOCAL AUTHORITY

Dumfries and Galloway Council.

FIXTURES AND FITTINGS

Carpets and curtains as presently in the property Otherwise 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

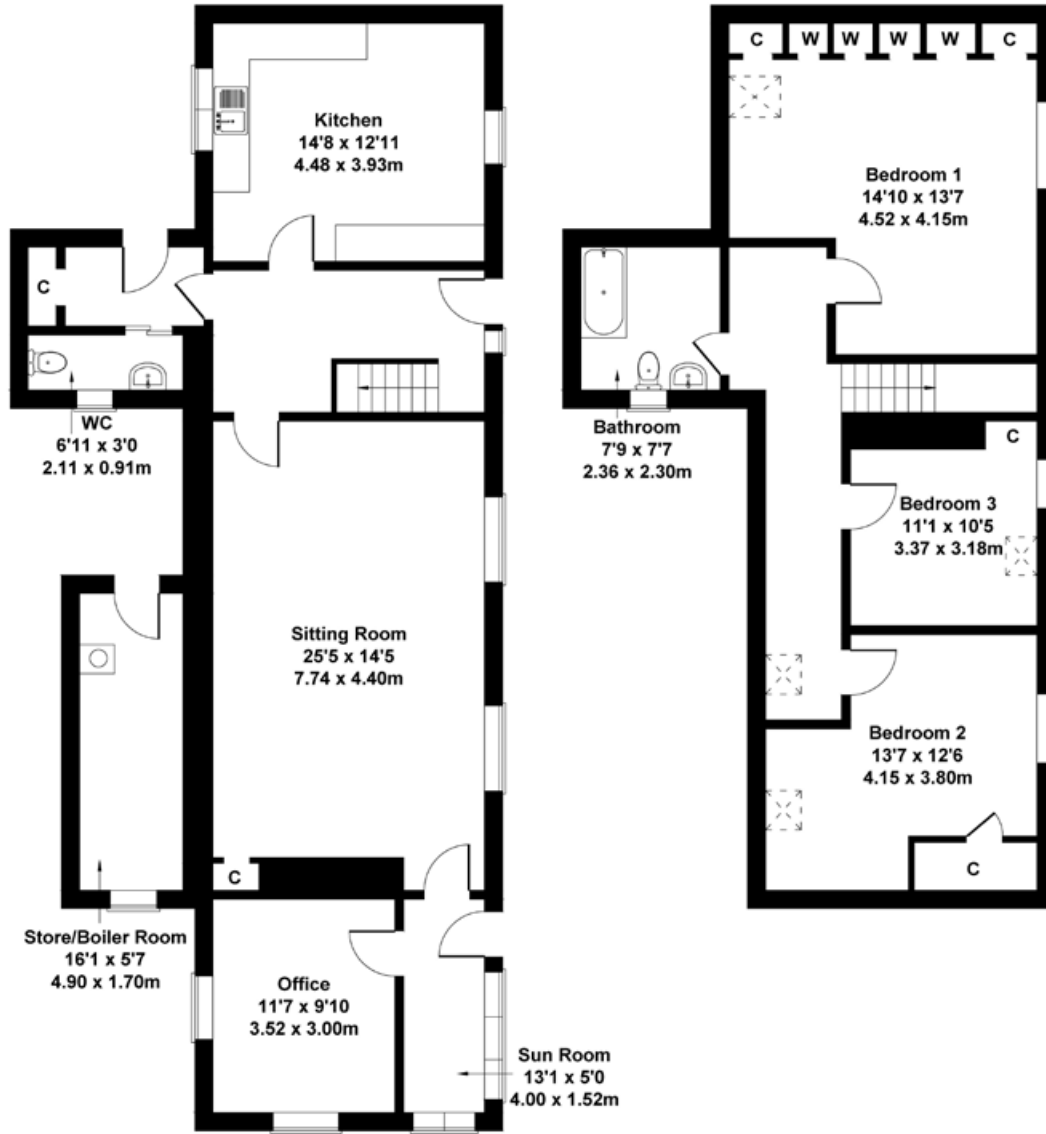
Failure to provide required identification may result in an offer not being considered.





Kirkeoch Farmhouse, Kirkcudbright, DG6 4TJ

Approximate Gross Internal Area
1851 sq ft - 172 sq m



GROUND FLOOR

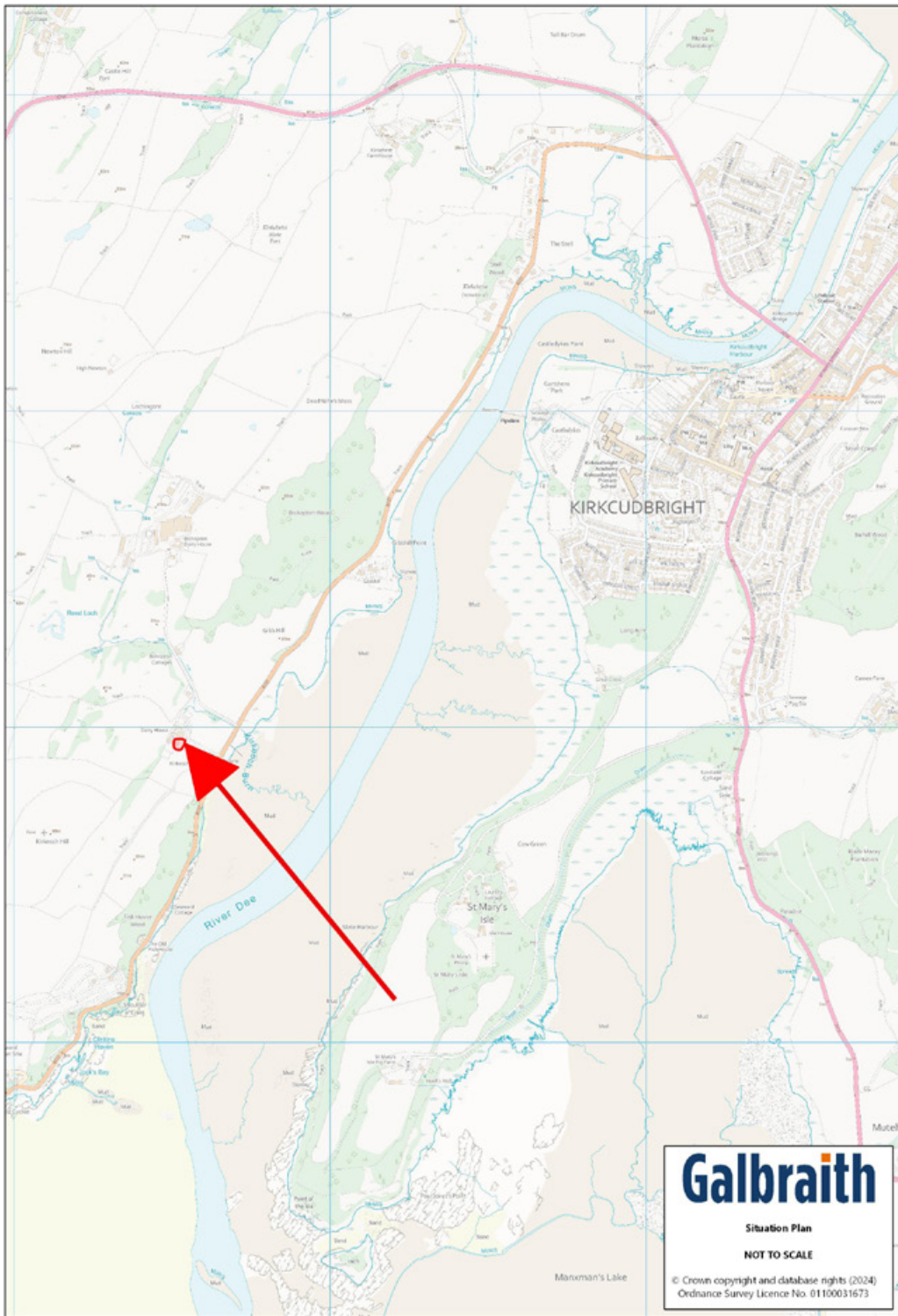
FIRST FLOOR

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.

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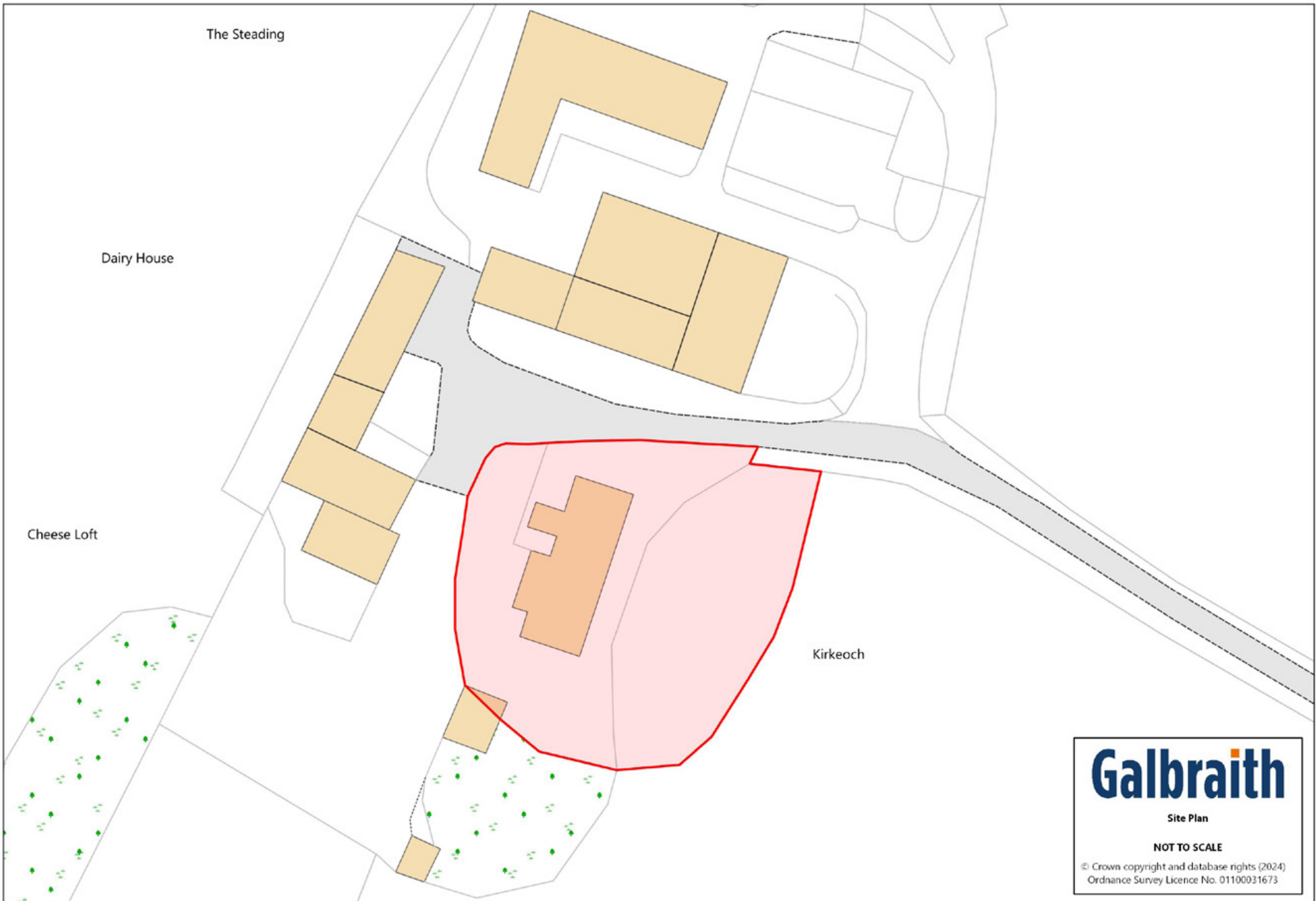




IMPORTANT NOTES

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 January 2023.





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Site Plan

NOT TO SCALE

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