



Kintyre, Barcloy Road, Rockcliffe, Dalbeattie, Dumfries & Galloway

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Kintyre

Barcloy Road, Rockcliffe, Dalbeattie,
Dumfries & Galloway, DG5 4QJ

Dalbeattie 6.5 miles Castle Douglas 12.5 miles Dumfries 19 miles
Carlisle 51 miles Glasgow 92 miles.

A pretty detached cottage type bungalow located within a wonderful coastal location.

Ground Floor:

Outer front door, entrance porch/cloaks, sliding door to formal sitting room open plan to formal dining room, twin leaf doors to gardens. Kitchen, family bathroom, linen cupboard, bedroom 1, 2 & 3.

Gardens:

Via twin leaf county style timber gates to private grass vehicular hard standing and parking bound by an exposed stone wall. Lawn wraps around the side of the property to front gardens which are to a level lawn area which is flanked with colourful beds and bushes at its fringes, and all bounded by a timber post and rail fence. The gardens are mature and overgrown however, from its slightly elevated vantage point there are spectacular, uninterrupted open aspects out across rolling countryside towards Rough Firth. At the foot of the property there is a substantial raised patio area which is ideal for alfresco sitting, dining and entertaining guests.

About 0.07 acres

Situation

Kintyre is situated in the delightful little coastal ribbon settlement of Rockcliffe in the south west of Scotland.

The village of Rockcliffe is just to the north and is only a few miles by road, however, it can also be accessed on foot via a delightful coastal path. Rockcliffe has a charming and welcoming tearoom/gallery, a sheltered beach, a marina, safe moorings and anchorages and a popular sailing club. Colvend village is about 1.4 miles to the east and it has a village shop, village hall, post office, primary school, church and farmer's market.

Further, more extensive shopping and educational services are available at Dalbeattie (6.5 miles), Castle Douglas (12.5 miles) and Dumfries (19 miles).

From the house and gardens there are lovely views west out across the firth of Rough to the Island of Rough and southerly views to Heston Island, and then south to the Solway firth stretching away as far as the Cumbrian coastline in the distance.

From the beach and foreshore at Rockcliffe, Rough Island bird sanctuary can be accessed on foot at low tide via a bonnie causeway.

The southwest of Scotland is well known for its mild climate, the district is highly bucolic and with extended growing seasons and rich pastoral lands, agriculture is a staple of the area.

Sport and leisure is wide and varied, and as with most parts of Scotland, one is never too far from a golf course, Rockcliffe is no exception, there is a par 3 course at Craigieknowes, Colvend has a golf course and the championship links course of Southerness is only some 8 miles away to the east.

Productive sea fishing from shore and boat can be had in the district and further inland it is possible to fish for trout and salmon by permit in surrounding rivers and hill lochs. The rivers Nith and Annan are well known in the southwest for their runs of salmon and sea trout.

The countryside is a delight in which to walk or cycle and there is no shortage of scenic routes and places of archaeological and historical interest to visit. Challenging cycle routes are available in the nearby forest parks which form part of the renowned Seven Stanes routes.

For travel links, the nearest main line railway stations are at both Dumfries and Lockerbie. Junctions 17 & 18 of the M74 provide southern and northern spurs leading to Glasgow and the north and Carlisle in the south, both spurs are about 35 miles to the east of Rockcliffe. The main charter airports of Prestwick, Glasgow Edinburgh and Newcastle are all easily reached.



Description

Kintyre is a pretty detached bungalow which is located within pleasant garden grounds and takes full advantage of rolling countryside views towards the Estuary of Rough, Hestan Island and the Solway Firth beyond.

Kintyre provides light and bright easily managed accommodation over one level and it is of part smooth render finish, exposed stone façade, and part UPVC cladding all neatly presented under a dark grey tile roof.

The house requires some upgrading and modernisation work, however once completed it will lend itself perfectly as a principal family home; Rockcliffe is also a well-known west of Scotland holiday and short break destination and so offers good scope as a second or income producing holiday home.

Ground Floor

Outer front door to entrance porch/cloaks area, newly installed electrical switch gear, sliding door to formal sitting room open plan to formal dining room with panoramic views across rolling countryside, twin leaf doors to gardens. Kitchen with window overlooking gardens, family bathroom with overhead shower and heated towel rail, linen cupboard housing hot water tank, bedroom 1 with fitted wardrobes and window to gardens, bedroom 2 & 3 with window to gardens.

Gardens

Via twin leaf county style timber gates to private grass vehicular hard standing and parking bound by an exposed stone wall. Lawn wraps around the side of the property to front gardens which are to a level lawn area which is flanked with colourful beds and bushes at its fringes, and all bounded by a timber post and rail fence. The gardens are mature and overgrown however, from its slightly elevated vantage point there are spectacular, uninterrupted open aspects out across rolling countryside towards Rough Firth. At the foot of the property there is a substantial raised patio area which is ideal for alfresco sitting, dining and entertaining guests.

Services

The house is serviced by a mains water supply, mains drainage, electric central heating, double glazing.

Note: The services have not been checked by the selling agents.

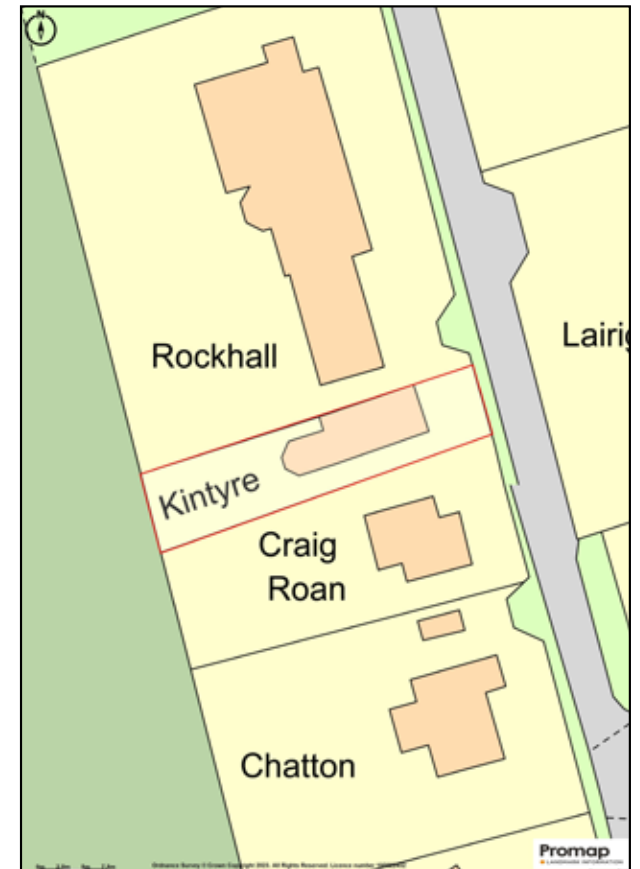




Floorplan and Site Location



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.



Local Authorities

Dumfries and Galloway Council
English Street
Dumfries
DG1 2DD
030 33 33 3000

Council Tax

Kintyre is in council tax band C and the amount of council tax payable for 2022/2023 is £1633.01.

Viewing

Strictly by appointment with Robb Residential telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A

closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

If you require this publication in an alternative format, please contact this office on 0141 225 3880.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

From Dumfries, proceed in a south westerly direction on the A711. Continue for about 12.5 miles to reach Dalbeattie. Continue through Dalbeattie until the junction with the A710, turn left here onto the A710 following signs 'Solway Coast'. Continue on the A710 for 5.1 miles to reach Colvend. At Colvend, turn right onto the minor road following signs for Rockcliffe. Continue for 0.9 miles before turning left onto Barclay Road. Continue down Barclay Road for 0.2 miles to find Kintyre on the right hand side.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

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IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken April 2023.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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