

3 KIPPFORD SLIPWAY

KIPPFORD, DALBEATTIE



Galbraith



3 KIPPFORD SLIPWAY, KIPPFORD, DALBEATTIE

A stunning architect designed four bedroom villa with outstanding views over the Urr Estuary

Dalbeattie 4 miles ■ Dumfries 18 miles

Offers Over £825,000

- 2 reception rooms. 4 bedrooms
- Luxury specification
- Highly efficient design with triple glazing and air source heat pump
- Prominent elevated position affording wonderful views
- Glazed upper balconies
- Landscaped garden

Galbraith

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 OnTheMarket





SITUATION

3 Kippford Slipway sits elevated in a prime position above the heart of the sought after coastal village of Kippford on the Colvend Coast, colloquially known as the Scottish Riviera. Kippford has beautiful coastal walks, a nature reserve and superb forest trails, all of which can be accessed on foot from 3 Kippford Slipway. There are two inns (serving meals and local ales), the RYA award-winning Solway Sailing Club, a cafe/gift shop, a village hall which serves as a thriving community hub, an RNLI station, 9 hole golf course with tea room, and a pottery. The village of Colvend, just 2.5 miles along the A710, is home to an excellent village store, cafe, an 18-hole golf course, and the highest-rated primary school along the Solway Coast. The nearby town of Dalbeattie has a useful range of shops, cafes, hotels, restaurants, veterinary services, primary and secondary schools, health centre, solicitors, garden centre and a park. The Dalbeattie forest offers yet more walking trails and 7Stanes mountain biking for cycling enthusiasts. Castle Douglas, a market town known as Dumfries and Galloway's Food Town, has in addition, many independent retailers, a thriving livestock market, and a 9-hole golf course. The regional capital, Dumfries, (around 18 miles east) provides a wider range of services including a major hospital, Dumfries and Galloway Royal Infirmary. The town, once the home of the National Bard Robert Burns, is now home to the Crichton campuses of Glasgow University and the University of the West of Scotland.

DESCRIPTION

3 Kippford Slipway is a stunning four bedroom newly built villa of generous proportions. With two balconies and cathedral style windows on the first floor, the design makes the very most of the location high above the Urr Estuary. Four double bedrooms are situated on the ground floor including a fabulous master suite comprising bedroom, dressing and en-suite. The second bedroom is en-suite and the remaining two are served by the family bathroom.

Upstairs is the main living accommodation comprising a stylish designer kitchen by Nolte, with built-in Siemens appliances, which has a concealed door to the pantry and utility room, along with

a large central island featuring chic suspended lamps over. Beyond this is a dining area, with direct balcony access. The large sitting room takes full advantage of the views and again can be opened up to the glazed balcony.

The finish in this luxury home is to the highest standards including Karndean flooring throughout, carpeted stairs, Hansgrohe sanitary ware, taps and showers. Stunning suspended light fittings feature over the stairwell and in the sitting room. A high level of efficiency is achieved with underfloor heating powered by air source heat pump, and triple glazed windows and doors. Cat 6 internet and satellite cabling is in situ, ready for home working and digital entertainment.

This is a unique opportunity to acquire a breathtaking home taking advantage of the wonderful location in the heart of this sought-after yachting village, with spacious accommodation ideal for hosting family and friends as well as working from home.

ACCOMMODATION

Ground Floor: Master Bedroom Suite. Guest Bedroom En Suite. 2 Further Double Bedrooms. Family Bathroom. Plant Room. Store (with plumbing available enabling possible conversion to WC cloakroom).

First Floor: Sitting Room. Study. Bathroom. Kitchen/ Dining. Pantry. Utility Room.

GARDEN

To the front of the house is a landscaped area of lawn, with parking to the side leading from the entrance at the top of the access lane. A pedestrian gate leads into the lane beside Numbers 1 and 2, giving quick access by foot to the village front.

FLOOD RISK

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

ACCESS

There is a right of access via the lane leading up from the main village front between Springbank and Mole Cottage. Responsibility for maintenance is shared equally by all properties having access. There is a right of pedestrian access over the lane serving 1 and 2 Kippford Slipway.

DIRECTIONS

From the A710 at Barnbaroch take the turning signed Kippford. Follow this road uphill and then down into the village. Continue on round into the main village front. Follow this all the way along, until you can see The Ark village shop at the end, but before the car park and bus shelter on the right. You will see 1 Kippford Slipway on your left. Next to this is a cottage called Springbank. Turn up the lane between it and the cottage beyond and follow this all the way uphill until you see 3 Kippford Slipway on your left. Alternatively, you can park in the village and walk up the access lane beside 1 & 2 Kippford Slipway and come through the gate at the top into the garden of 3 Kippford Slipway.

POST CODE

DG5 4LN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: brochure.gossiping.translated

SOLICITORS

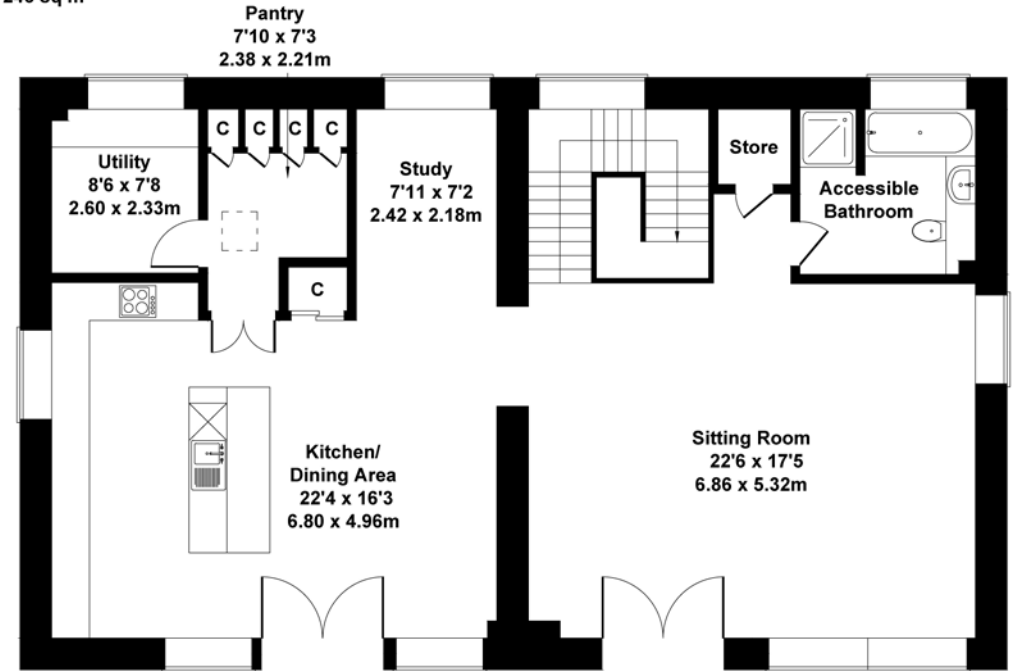
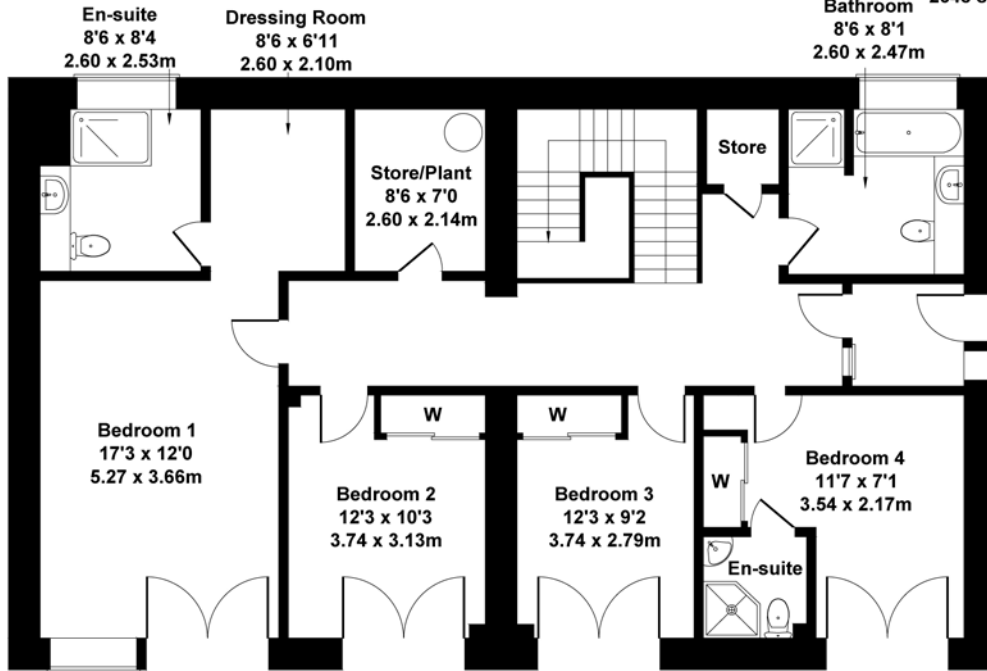
Hughes Shaughnessy McFarlane Limited
256 Castlemilk Road
Glasgow
G44 4LB



3 Kippford Slipway DG5 4LN

Approximate Gross Internal Area

2648 sq ft - 246 sq m



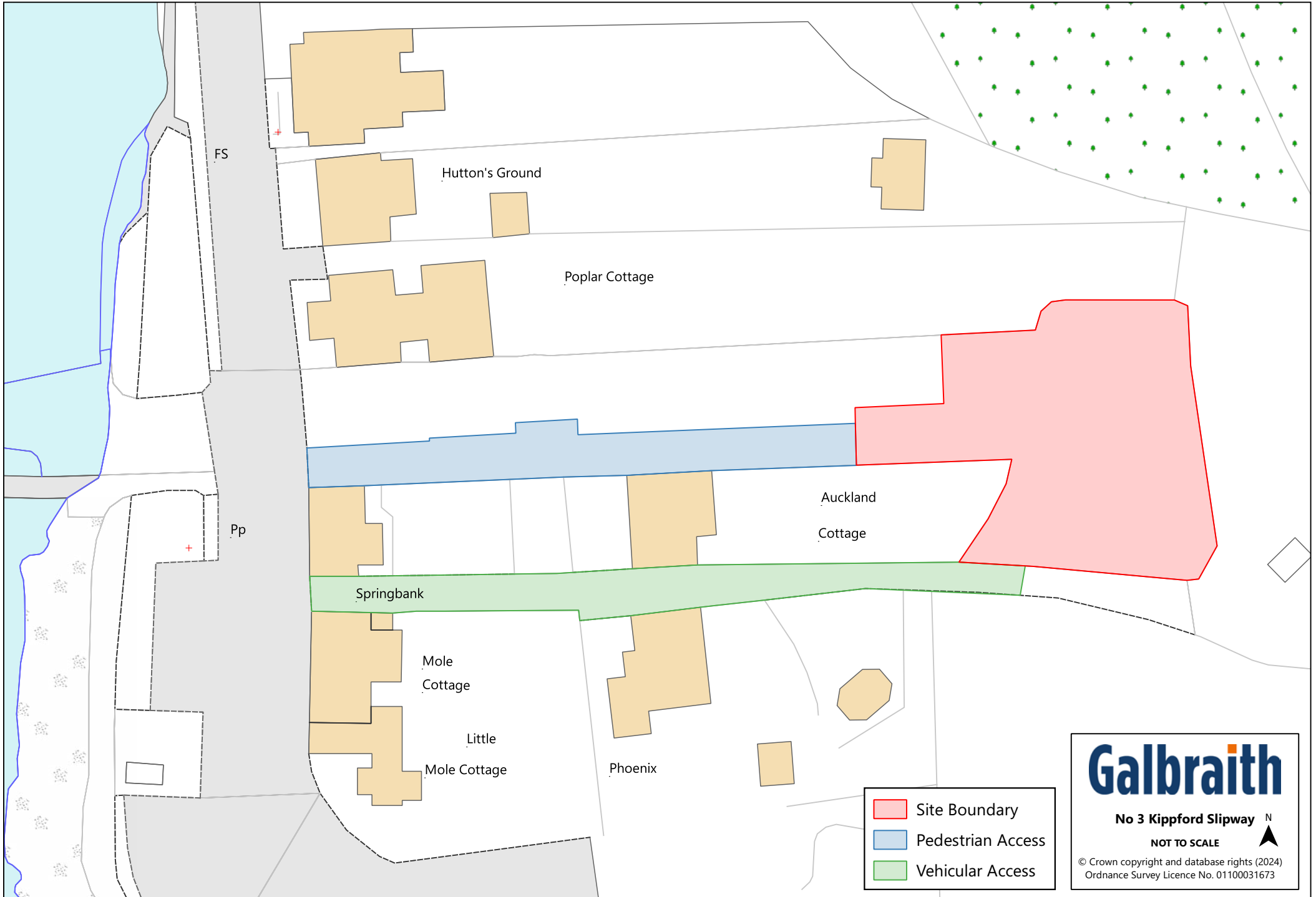
GROUND FLOOR




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.


Produced by Potterplans Ltd. 2024



	Site Boundary
	Pedestrian Access
	Vehicular Access

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No 3 Kippford Slipway ^N

NOT TO SCALE 

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SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Air Source Heat Pump	Not Yet Available	B 86	FTTC	YES

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

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.

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 May 2024.





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