



**HESTAN BURN**

5 HESTAN COURT, ROCKCLIFFE



# HESTAN BURN, 5 HESTAN COURT, ROCKCLIFFE

Attractive bungalow in highly sought after coastal location.

Dalbeattie 6 miles ■ Castle Douglas 10.5 miles ■ Dumfries 20 miles

Offers over £315,000

- 3 reception rooms. 3 bedrooms
- Desirable edge of village location
- Views over the surrounding countryside
- Off street parking
- Spacious accommodation on one level
- Extensive garden grounds
- Garage

**Galbraith**

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 OnTheMarket





### SITUATION

Hestan Burn sits elevated above the village in a quiet residential area in the sought after coastal village of Rockcliffe. Rockcliffe is a popular holiday and summer destination, with a quaint waterfront of detached properties, many of which are the original Victorian villas built to enjoy the benefits of the mild climate and sea swimming. Today, Rockcliffe beach is still popular with swimmers and holiday makers alike. Much of the land surrounding the village is in the care of The National Trust for Scotland, and is very picturesque. Mote of Mark is the site of a 5th & 6th century fort, and there are stunning views from the top. There are walks from Rockcliffe along the coastal path to Sandyhills, as well as a woodland walk over to the neighbouring village of Kippford.

Shops, schools, and services are available in Dalbeattie and Castle Douglas, with a broader range available in Dumfries, the regional capital some 20 miles east. A small shop is situated in nearby Colvend, and there are two pubs in Kippford, where there is also a yacht club and moorings.

There are mainline train stations in Dumfries and Lockerbie, with access to the motorway network at Moffat (M74), Lockerbie (M74) and Gretna (M6). Glasgow and Edinburgh airports are both around 2 hours' drive away.



### DESCRIPTION

Hestan Burn offers deceptively spacious accommodation on one level in an appealing coastal village location with extensive garden grounds. Believed to have been constructed around 2000, the property has been well maintained by the current owners and equally offers a delightful family home, holiday home or investment opportunity for the willing purchaser. With a spacious living room benefiting from a stove, this bright and spacious reception area connecting to the dining area provides an impressive entertaining and gathering space for family and friends. The kitchen benefits from fitted floor and wall units and has a separate utility room which houses the boiler, which has been regularly serviced. Direct access to the rear garden from the utility space. There is a welcome addition of a conservatory providing space to enjoy the gardens and views to the fields beyond. There are three double bedrooms and a generous bathroom with a separate shower which complete the accommodation space. The attached garage, with the correct consents could be converted to add a further bedroom or living space. A property type and location with many desirable attributes of continued appeal within the current market.

### ACCOMMODATION

Ground Floor: Entrance Hall. Living Room. Kitchen. Conservatory. Utility Room. Bathroom. Cloakroom/W.C. Three Bedrooms.



**GARDEN**

With a large, gravelled parking area to the front, gravel pathways leading to the side and rear garden. Directly to the rear of the property an attractive patio and seating area which provides the ideal spot to enjoy the views towards the church and over the countryside.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Central Heating	Band E	Band D (61)	FTTP	YES

\*Fibre To The Premises

**FLOOD RISK**

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

**POST CODE**

DG5 4XL



### WHAT3WORDS

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

TANGO. TAXED. LOTTERIES

### SOLICITORS

Braidwoods, Dumfries

### 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.

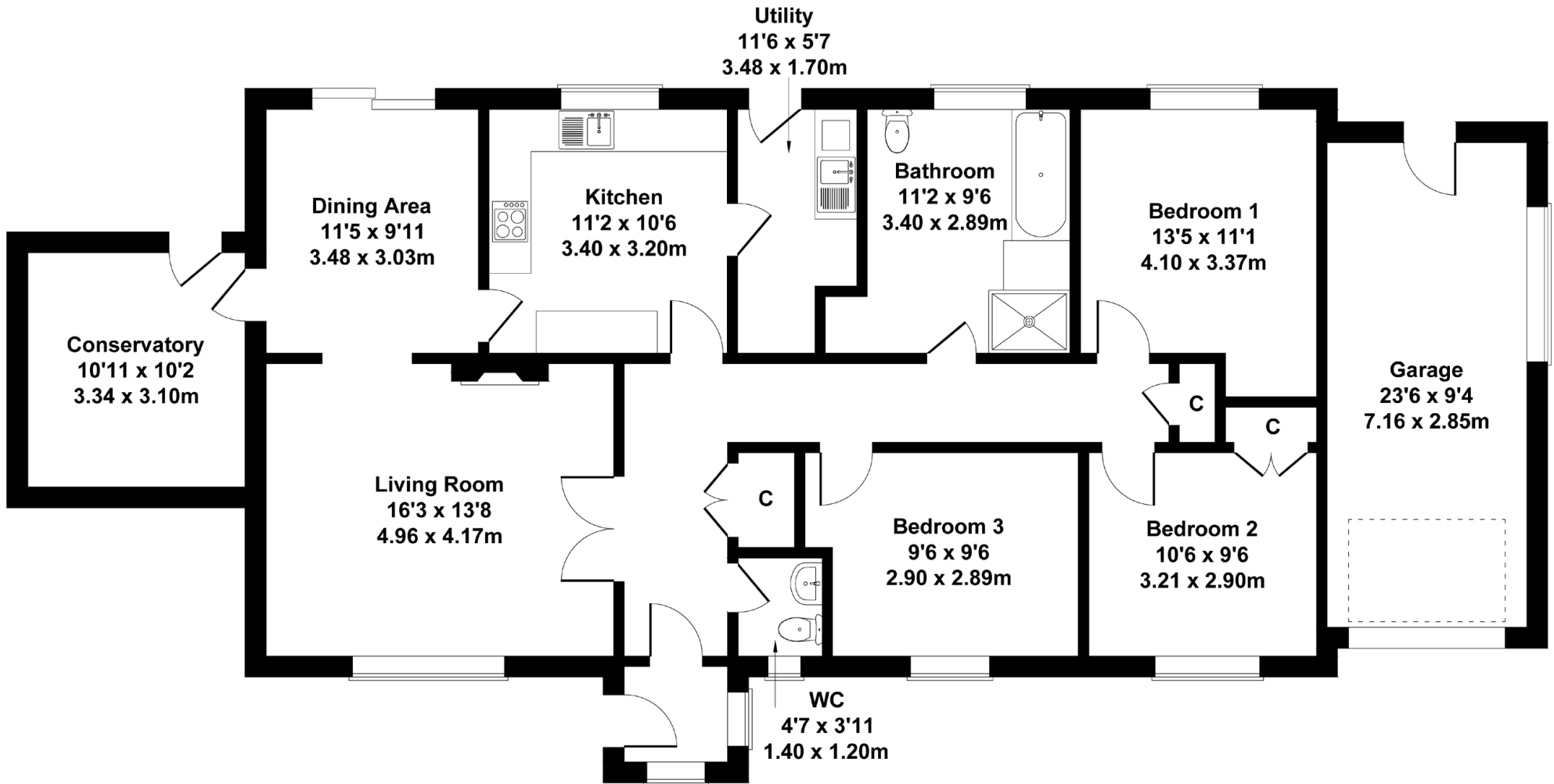
## IMPORTANT NOTES

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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Approximate Gross Internal Area  
1625 sq ft - 151 sq m



## 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.





**Galbraith**



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