

1 KIPPFORD SLIPWAY

KIPPFORD, DALBEATTIE



Galbraith



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A superb architect designed newly built estuary-fronting 3 bedroom home in the heart of a sought-after yachting village.

Dalbeattie 4 miles ■ Dumfries 18 miles

Offers Over £695,000

- 1 reception room. 3 bedrooms
- Luxury specifications
- Estuary-front position
- Glazed balcony and glazed veranda
- Private parking behind
- Fully landscaped and lawned garden to rear

Galbraith

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 OnTheMarket





SITUATION

1 Kippford Slipway sits in a prime Urr estuary-front position in 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 1 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

1 Kippford Slipway puts you right in the heart of the life of this popular coastal village, famed for its yachting heritage. A bustling tourist destination during the summer months, Kippford is an ideal holiday base and the property lends itself perfectly to high-end holiday letting or as your own deluxe escape. The accommodation on offer also makes a wonderful full-time residence allowing year round enjoyment of all that Kippford and the region can offer.

The airy entrance vestibule leads to a hallway which has a useful study area. Off this hallway is the utility room, handy for dealing with sandy shoes, kids and dogs before entering the main accommodation.

The bedroom accommodation is on the lower ground floor, with the master bedroom and second bedroom both featuring patio doors opening onto a composite decking and glazed veranda from which to enjoy level views to the Urr Estuary. With Hansgrohe bathroom fittings and underfloor heating beneath Karndean flooring, family and guests will be stylishly catered for.

Upstairs on the first floor is the open plan kitchen dining and living area featuring stunning glazing making the most of the amazing location. A patio door opens to a glazed balcony from which you can enjoy the view as well as the sights and sounds of the numerous yachting events and annual regatta. A shower room completes the accommodation here. The chic fitted kitchen is by Nolte, with a large central island housing the induction hob. All appliances are Seimens. Again the flooring is Karndean and the bathroom fittings are Hansgrohe.

With an efficient air source heat pump powering the underfloor heating and triple glazing throughout, 1 Kippford Slipway is comfortable and cocooned. The efficiency is reflected in the excellent EPC rating.

All in all, this is a fantastic opportunity to acquire an amazing brand new waterfront property which lends itself to a number of uses.

ACCOMMODATION

Ground Floor: Entrance Vestibule. Study Area. Utility Room

Lower Ground Floor: Master Bedroom En-suite. 2 Further Bedrooms. Bathroom. Plant Room.

First Floor: Kitchen/Sitting/Dining Area. Shower Room.

GARDEN

To the rear of the house there is parking for two cars. Steps lead up to a landscaped area of lawn above this.

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 84	FTTC	YES

FLOOD RISK

The SEPA maps indicate flooding can potentially reach the edge of road in front of the property. We are informed that in recent history any flooding has not reached the area on which the property is built. The lowest floor level of the property is over 9m above sea level.

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

ACCESS & THIRD PARTY RIGHTS OF ACCESS

Access is via the shared lane adjacent. Ownership and maintenance obligations are shared jointly by 2 Kippford Slipway. 3 Kippford Slipway has a right of pedestrian access to the lane.

DIRECTIONS

From the A710 at Barnbarroch 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. You can proceed up the lane adjacent and park behind the house or alternatively park in the village and arrive on foot for your viewing.

POST CODE

DG5 4LN

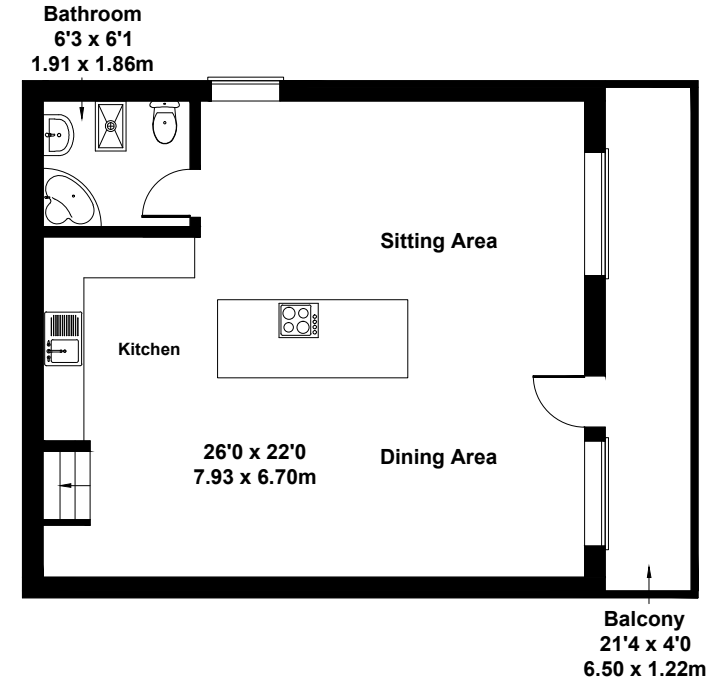
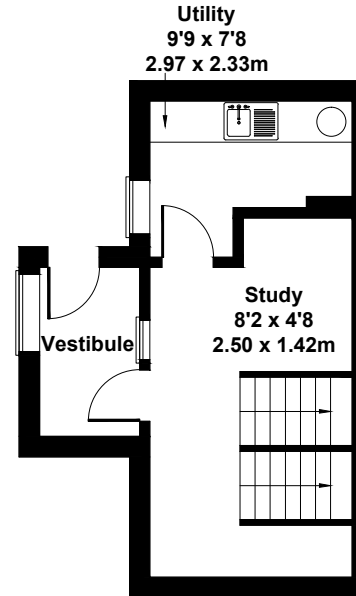
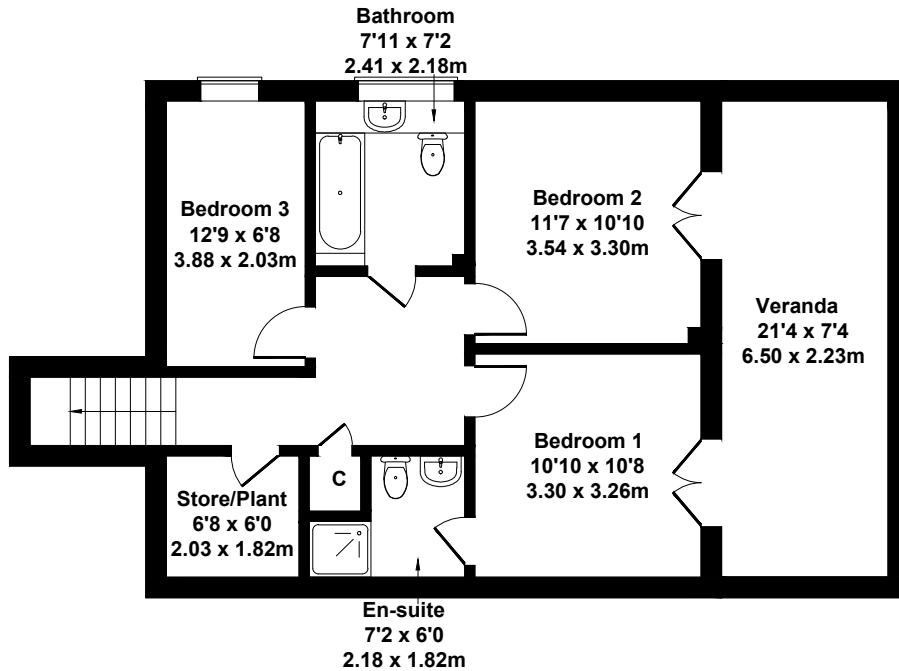
WHAT3WORDS

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



1 Kippford Slipway DG5 4LN

Approximate Gross Internal Area
1668 sq ft - 155 sq m



LOWER GROUND FLOOR

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

SOLICITORS

Hughes Shaughnessy McFarlane Limited
256 Castlemilk Road
Glasgow
G44 4LB

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

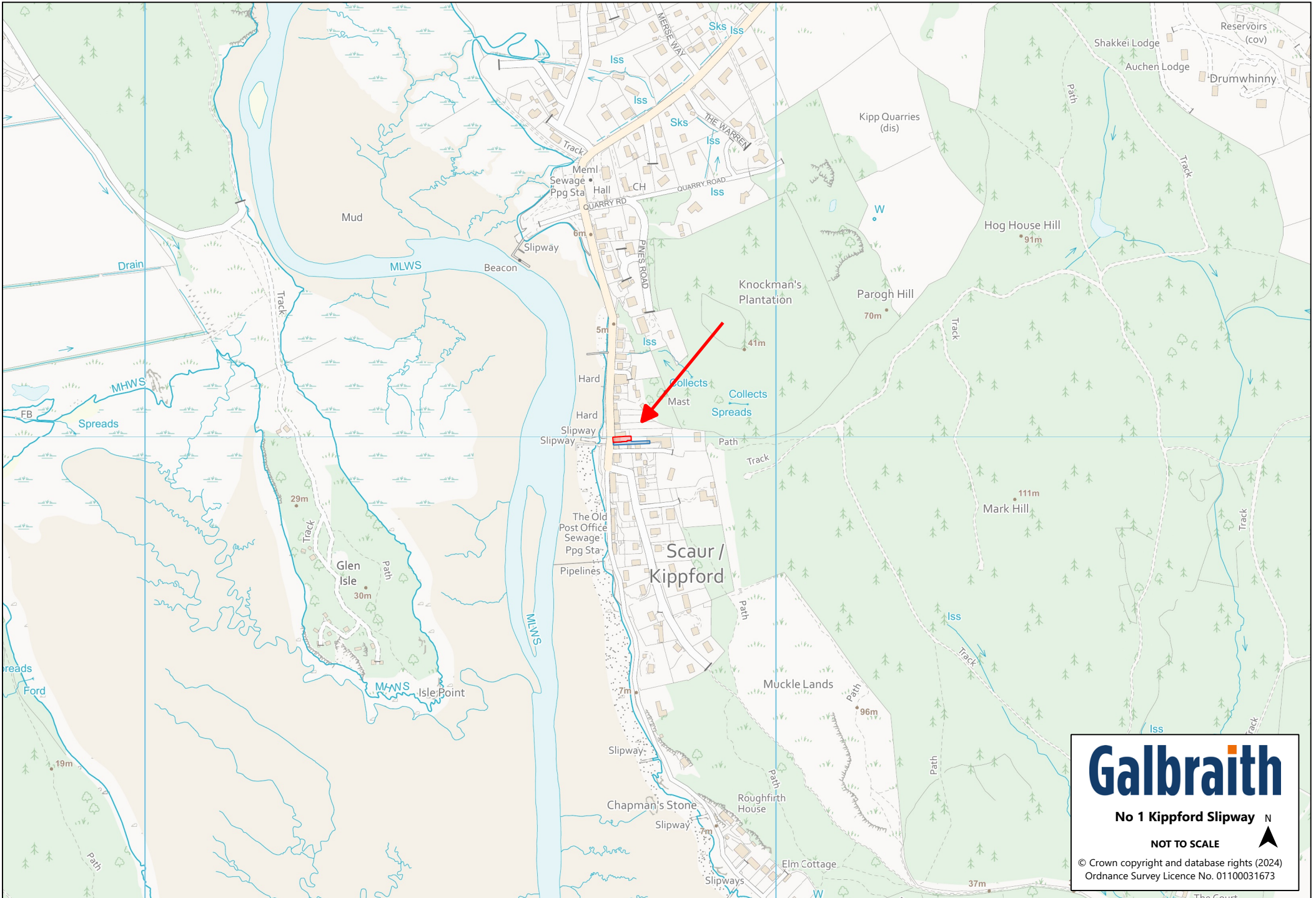
Failure to provide required identification may result in an offer not being considered.

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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NOT TO SCALE

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