

Galbraith

ARDLUI, MERSE ROAD
ROCKCLIFFE, DALBEATTIE.



ARDLUI, MERSE ROAD ROCKCLIFFE, DALBEATTIE.

A stunning home enjoying far reaching coastal views in a highly desirable seaside village.

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

Offers Over £460,000

- 3 reception rooms. 4 bedrooms
- Stunning coastal views
- Attractive wrap around garden
- Private location
- Detached garage
- Beautifully presented throughout
- Short walk to the beach

Galbraith

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 OnTheMarket



SITUATION

Ardlui sits in a stunning peaceful location within the sought after village of Rockcliffe, with sea views to the front and countryside to the rear. Rockcliffe is a popular holiday and summer destination, with a variety of quaint waterfront 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, along with a highly rated primary school, 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

Ardlui is unique in its position in Rockcliffe. Located at the end of Merse Road and accessed via a short track through the field in the heart of the village, offering a beautiful private location within. Ardlui sits within its own garden overlooking the neighbouring fields to the front and rear. From the upper floors there are beautiful views towards Hestan and Rough Island, and the Solway Coast. The property presents beautifully throughout and provides a wonderful home or holiday house in a highly desirable coastal village. Ardlui offers a fine balance of bright and spacious reception and bedroom space with ease of adaptability to suit the specific living needs and requirements of a new owner. Ardlui has a modern finish throughout and is offered in true 'turn key' condition. A modern sociable breakfast kitchen provides the heart of the home with integrated oven, microwave, fridge freezer and counter top gas hob and there is ample space for a more informal dining or seating area. Two principal reception rooms to the ground floor are bright versatile rooms both with direct access to the patio and garden through doors which flood the room with natural light. For the cooler evenings a wood burning stove in the snug provides welcome additional warmth when required. The dining room offers a great additional space for entertaining but could adapt to provide an additional bedroom if required. The bathroom with standalone bath and shower room to the ground floor are both of a modern finish. The first floor landing provides a soothing space to relax and continues on to the stunning lounge. This is a beautifully bright room, perfect for entertaining and gathering as a family with a multiple aspect, enjoying far reaching coastal views to the southerly aspect. Completing the accommodation offering is a further studio bedroom, a large room currently laid out to provide a multi-use space, lounge area and bed space. Should the new buyer wish, there may be an opportunity to add a shower room beyond, subject to relevant permissions. Ardlui is a of an interior finish, type and location which is rarely available in the desirable coastal villages within the region. Offered in walk-in condition, with a private location and far reaching views to Hestan, Rough Island and the Solway coast, this is property not to be missed.



ACCOMMODATION

Ground Floor:

Entrance Porch. Kitchen/Breakfast Room. Snug. Shower Room. Dining Room. Bedroom. Bathroom. Bedroom with dressing room.

First Floor:

Living Room. Bedroom/Studio.

GARDEN

Detached Garage with electric and plumbing for appliances. Adjoining greenhouse behind. The beautifully maintained garden wraps around the property with the entrance driveway providing parking for vehicles and leading to the detached garage. The garden offers a peaceful place to relax and unwind to the rear of the property with a beautiful patio, which can be accessed directly from 3 of the ground floor rooms. Area of lawn wraps around the property with an area of raised beds, greenhouse and garden shed, ideal for the keen gardener.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

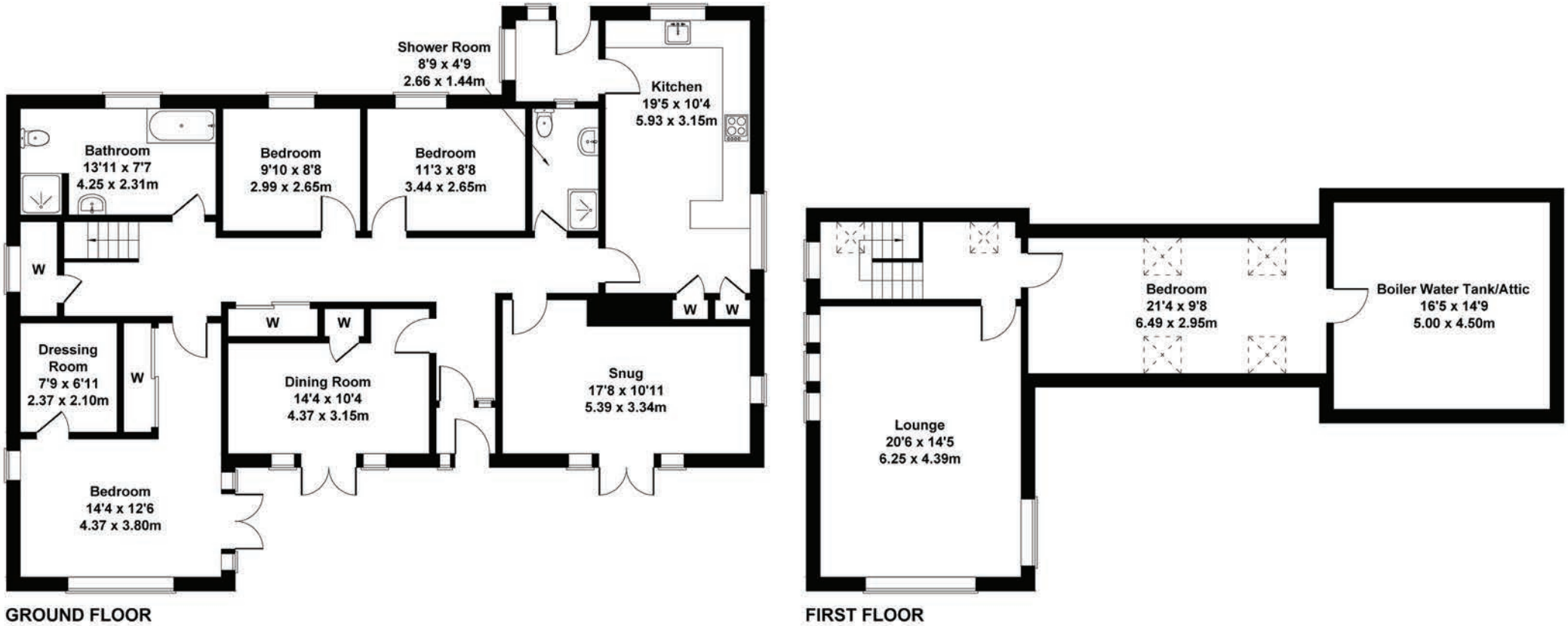
Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Central Heating	Band F	D 57	FTTP	YES

*Fibre To The Premises



Ardlui, Merse Way, Rockcliffe

Approximate Gross Internal Area
2314 sq ft - 215 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.

Produced by Potterplans Ltd. 2024

FLOOD RISK

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

POST CODE

DG5 4QH

DIRECTIONS

From Dalbeattie follow the A 710 to Colvend. Turn right onto the minor public road signposted to Rockcliffe. Upon entering the village proceed down the hill turning left into Merse Way before reaching the sea front. Follow the road to the very end, drive over the cattle grid into the field, turning immediately left and following the short track taking you to the entrance of Ardlui.

WHAT3WORDS

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

SOLICITORS

Braidwoods Solicitors
Dumfries

LOCAL AUTHORITY

Dumfries & Galloway

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 August 2024







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