



## PROPERTY FOR SALE







Nestled on the Machars peninsula in southwest Scotland, Garlieston is a quiet, picturesque village with a tidal harbour and a rich maritime and wartime history. During World War II, Garlieston and nearby Rigg Bay were chosen as test sites for the revolutionary Mulberry Harbours used on D-Day. Today, remnants of these secret trials remain along the coast.

Garlieston Harbour is the nearest Scottish port to the Isle of Man and lies along the stunning South West Coastal 300 (SWC300) route, making it a perfect stop for road trippers and explorers.

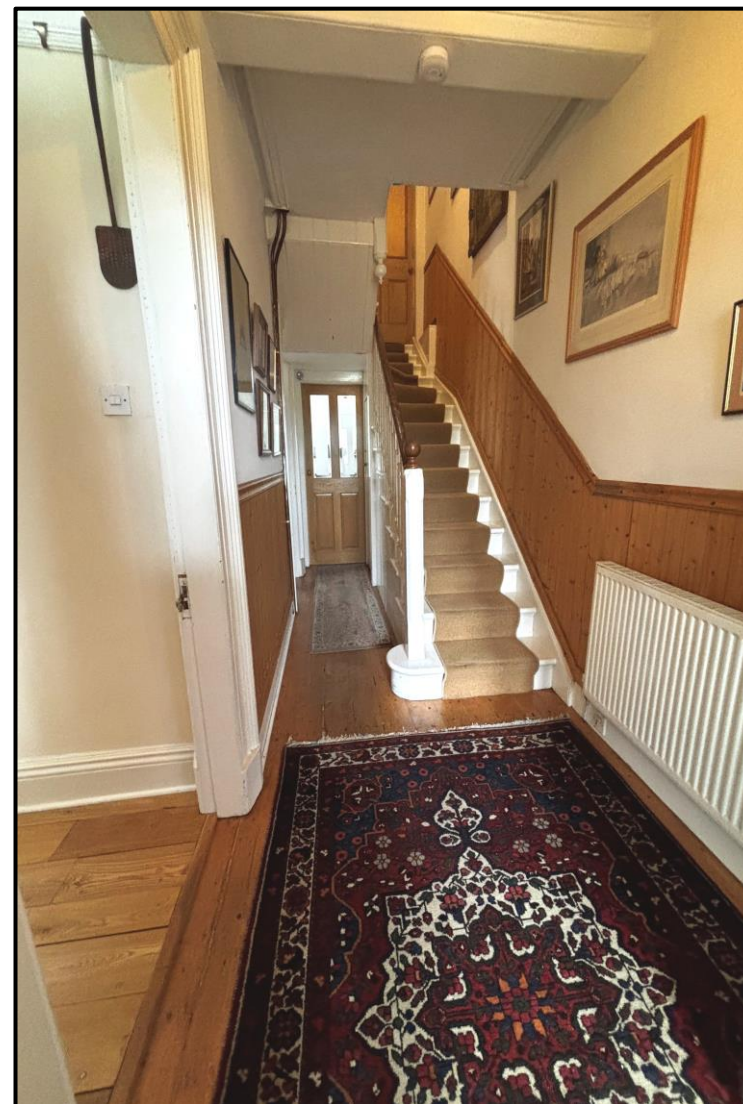
Surrounded by miles of natural beauty, Garlieston is a paradise for walkers and cyclists alike.

**Council Tax Band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**

**EPC Environmental Impact Rating: F**





Charming traditional stone-built family home, situated in an elevated position with views over The Solway Firth. This beautifully presented three-bedroom property offers the perfect blend of traditional charm and modern comfort. The home is in walk-in condition throughout, retaining many original features that reflect its character and heritage. Benefiting from oil-fired central heating and partial double glazing, ensuring a warm and comfortable living environment all year round. Set within extensively landscaped garden grounds, the property boasts:

- Mature shrubbery and ornamental trees
- Fruit trees and vegetable plots offering year-round interest and productivity
- A greenhouse, coal shed, and brick-built potting shed/outbuilding, ideal for garden enthusiasts.

In addition to the generous living and outdoor spaces, the property includes:

- A double garage
- A single garage
- Additional outbuildings providing flexible storage or workshop space



## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch – 1.63m x 1.40m**

Hardwood glazed entrance door with transom window above. Varnished pine flooring. Glazed door giving access to hall.

### **Hall – 5.46m x 1.68m**

Stairs giving access to first floor accommodation. Understairs cupboard. Pine panelled to dado rail height. Varnished pine flooring. Radiator.

### **Lounge – 4.96m x 3.93m**

West facing Bay window overlooking garden. Bright and airy room with original cornicing. Engineered wooden flooring. Radiator.

### **Dining Room – 3.93m x 3.29m**

East facing window. Varnished pine flooring. Radiator.





**Kitchen – 3.65m x 2.75m**

North facing window overlooking garden ground. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Space for slot in cooker with extractor fan above. Breakfast bar. Built-in storage cupboard. Pulley. Glazed door to utility room. Radiator.

**Utility Room – 2.98m x 2.06m**

East facing window. Fitted with a range of wall and floor units, to match the kitchen, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Wall mounted cupboard housing electric meters. Oil-combi boiler. Tiled flooring. Hardwood glazed door giving access to garden.



## **FIRST FLOOR ACCOMMODATION**

### **Landing – 2.88m x 1.71m**

Sky light. Pine panelling to dado rail height. Varnished pine flooring. Stairs to second floor accommodation.

### **Bathroom – 2.72m x 2.65m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin, bath with electric shower over and bidet. Built-in shelved storage cupboard. Varnished pine flooring. Radiator.

### **Bedroom 1 – 4.48m x 3.60m**

West facing sash and case single glazed window with views onto open farmland. Varnished pine flooring. Radiator.





**Bedroom 2 – 3.90m x 3.20m**

East facing window with views onto The Solway Firth. Varnished pine flooring. Radiator.

**SECOND FLOOR ACCOMMODATION**

**Bedroom 3 – 4.68m x 3.67m**

East facing window with views onto The Solway Firth. Eaves storage cupboards. Varnished pine flooring. Radiator.

**Cloakroom**

Fitted with white suite comprising WC and wash-hand basin. Access to loft storage. Varnished pine flooring.





### **Garden**

The property stands within a large, well-maintained garden. There is vehicular access from Randolph Crescent to the front of the property and to one of the garages. Gravelled pathways meander through the grounds, leading to a variety of areas including ornamental and fruit trees, mature shrubs, patio seating, and productive vegetable plots. A shared pedestrian pathway from Culderry Row also offers convenient access to the garden, the main house and outbuildings. Additionally, there is a double garage which is accessed from Culderry Row.

### **OUTBUILDINGS**

Stone built double garage (7.00m x 6.00m) with power and light laid on. Historically the garage has previously had planning permission for conversion to a cottage.

Single Garage (4.70m x 3.00m) with power and light laid on.

Outbuilding (3.18m x 2.18m (with power and light laid on.

Potting Shed (3.18m x 2.20m)

Coal Shed (1.51m x 1.36m)

Greenhouse

### **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating.

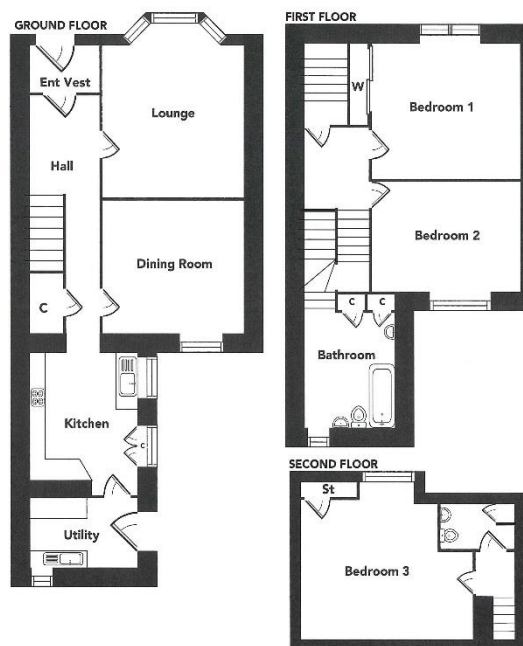












Floorplans are indicative only - not to scale  
Produced by Plushplans

# NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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## The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.