

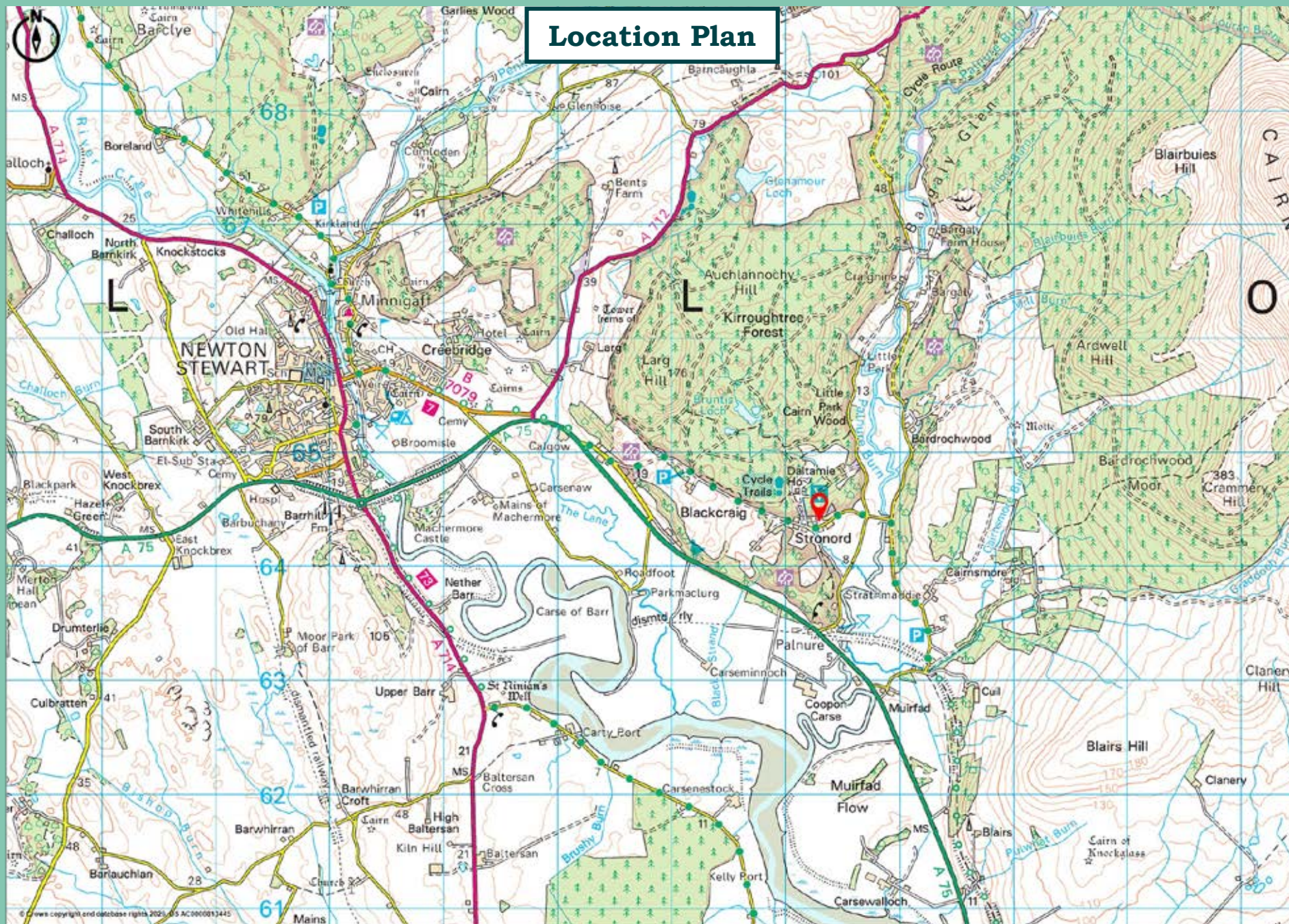


CURCHIEHILL

Stronord, Newton Stewart, DG8 7BD



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



CURCHIEHILL

Stronord, Newton Stewart, DG8 7BD

Newton Stewart 3 miles, Gatehouse of Fleet 16 miles, Stranraer 28 miles, Dumfries 44 miles, Ayr 52 miles, Glasgow 82 miles

A BEAUTIFULLY POSITIONED DETACHED COTTAGE WITH A SMALL Paddock AND STABLE ENJOYING STUNNING ELEVATED VIEWS OVER THE GALLOWAY HILLS

- TRADITIONAL THREE BEDROOM DETACHED BUNGALOW
- SURROUNDING GARDEN GROUNDS WITH TARMAC DRIVEWAY
- GRAZING Paddock AND WOODEN STABLE
- FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

In all about 1 acre

VENDORS SOLICITORS

Isabel Stewart
McAndrew & Richardson
44 Hanover Street
Stranraer
DG9 7RP
Tel: 01776 704324



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Curchiehill is a traditional three-bedroom bungalow set in an idyllic semi-rural location along a quiet country road, enjoying elevated views across the Galloway Hills. The property is approached via a sweeping private tarmac driveway which splits to provide access to both the front and rear of the house.

This well-presented family home offers bright, modern and spacious three-bedroom accommodation arranged over a single level, incorporating a utility room, kitchen, dining room, conservatory, living room, three double bedrooms and a shower room. A more detailed description of the accommodation, along with a floor plan, is available within these particulars of sale.

The property occupies a generous plot of just under an acre, featuring garden grounds and a small paddock to the front, with parking and a double garage to the rear. Owing to its setting, a variety of native wildlife can be enjoyed on a daily basis.

Newton Stewart, located just three miles from Curchiehill, hosts a wide range of professional and banking services, leisure facilities, restaurants, cafés and supermarkets as well as both primary and secondary schooling. Known as the “Gateway to the Galloway Hills”, Newton Stewart acts as a hub for outdoor activities like walking, hiking and mountain biking in the Galloway Forest Park, it is also famous for its excellent salmon and trout fishing in the River Cree. A wealth of wildlife can be seen such as red and roe deer, and wild goats thrive on the mountainous surrounding hills. There are many great places to visit within close proximity to Curchiehill including beaches, historic sites and villages, castles, museums and a whole lot more.

This area of southwest Scotland is renowned for its spectacular coastlines, offering a wealth of opportunities for outdoor enthusiasts, including scenic walks, coarse and sea fishing, shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within easy reach of the property, along with several local golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 30 miles away, and there are international airports in Glasgow (85 miles) and Edinburgh (121 miles). There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.



METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

GUIDE PRICE

Offers for Curchiehill are sought **in excess of: £350,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

This spacious detached cottage is of traditional brick-built construction under a slate roof, briefly comprising:

CURCHIEHILL

- **Utility**

The property is accessed via a part-glazed UPVC stable door which opens into the utility room. This space is plumbed for white goods and is fitted with floor and wall units, a sink and a side-facing window.

- **Kitchen**

Fitted with a range of floor and wall units and integrated appliances including a double oven, extractor, induction hob, wine fridge, microwave and dishwasher. Also featuring a window to the side of the property which provides natural light.



- **Dining / Sitting Room**

Currently used as a dining area, this room features a large front-facing window and a side door leading to the garden, alongside a full-height window of matching size, allowing an abundance of natural light.



- **Central Hallway**

Provides access to all bedrooms, living room, conservatory and dining room.

- **Conservatory**

With a door to the side.

- **Bedroom 1**
With a window to the rear.
- **Bedroom 2**
With built-in full length cupboards and a window to the front.
- **Shower Room**
Comprising a WC, washing hand basin, large shower and a window to the rear.
- **Bedroom3**
With a window to the rear.
- **Living Room**
A spacious, light-filled room with a log burner providing a cosy focal point and a large front-facing window enjoying stunning views.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of the above dimensions, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, reliability and applicability of the plan are not guaranteed and no liability is accepted for any error, omission or misstatement.

OUTSIDE

Curchiehill occupies a generous plot and is approached via its own sweeping tarmac driveway, providing ample parking for several vehicles. The house benefits from gardens extending around the property, predominantly laid to lawn, along with an Indian sandstone patio to the front. The property extends in total to just under one acre.

To the front of the property is a small grazing paddock, previously used for keeping a pony, and a wooden stable, offering excellent potential for a variety of uses. To the rear of the property is a double garage with electric roller doors, which has a lean-to log store. The property is attractively sheltered by a rear banking, enhancing privacy.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Gas	E	F (36)

HOME REPORT

The home report for Curchiehill can be downloaded from our website.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Isabel Stewart at McAndrew & Richardson**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared January 2026

