



**MILLBRAE HOUSE**  
ROCKCLIFFE, DALBEATTIE





## MILLBRAE HOUSE, ROCKCLIFFE, DALBEATTIE

A versatile 7 bedroom home including 2 bedroom annexe in a sought after Victorian seaside village.

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

Offers Over £630,000

- 3 reception rooms. 7 bedrooms
- Flexible configuration
- Ideal for multi-generational living
- Short walk to beach
- Parking for multiple vehicles
- Mature garden

**Galbraith**

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 OnTheMarket





### SITUATION

Millbrae House sits by the side of the road in Rockcliffe which leads down to the bay, and is only a short walk from the beach. 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, 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

Millbrae House is an extended Victorian granite villa, which has been used as a much loved family home and lifestyle, accommodation business. Now simply enjoyed as a spacious and comfortable, period family home, which is also ideal for multi-generational living. With it's light and airy, self contained, two bedroom garden apartment (ideal for a dependant relative). Alternatively the property could easily be run commercially again, with 2 en-suite former letting rooms, formally an elegant B&B a studio suite, and a 2 bedroom annexe apartment. Both with their own external entrance.

A traditional front door leads to a tiled porch/cloaks and on into the hall. This takes you to the elegant double depth sitting room which has both a bay window, and a feature window with partial views out to Rockcliffe Bay. The cosy log burning stove provides a focal point for this wonderful space for family living. Across the hallway, a further double depth reception room with a second cosy log burning stove is currently purposed as an artists studio and snug. This potential second reception room (library or snug) is equipped with a studio kitchenette and en suite shower room as it was formerly rented out as studio holiday accommodation.

From the sitting room access is to a welcoming dining conservatory area overlooking the mature side garden. Just off the conservatory is an open plan area incorporated into the kitchen, with a bank of larder units and space for a large fridge and freezer. The fitted modern kitchen has patio doors leading to the side, where further parking is available.



Reception Room/  
Studio



Bedroom 7  
(Ground floor)



Bedroom 6  
(Ground floor)



Bedroom 7  
En-suite



Bedroom 6  
En-suite



Bedroom 1



Bedroom 1  
En-suite



Bedroom 2



Bedroom 3



The far end of the conservatory has an additional sitting area and has access to the two en suite bedrooms. For those with a family and of an entrepreneurial disposition looking for work/life balance these two former letting rooms could be configured as an ideal home/work space with 2 ground floor offices, salon space, studios, or therapy rooms with their own external entrance and reception/waiting area.

The first floor has two en suite bedrooms to the front, a generous family bathroom, a spacious landing ideal for storage (or a homework nook) and a third bedroom fitted with custom built, floor to ceiling feature bookcases along one wall. Then through a lockable connecting door from the landing lies the apartment. The apartment comprises two double bedrooms, a Jack & Jill bathroom, a fresh modern kitchen and a conservatory. The conservatory provides bright living space and leads out to the rear garden through patio doors, and these doors are used as the primary independent access to the apartment.

Externally Millbrae House has a carport, generous parking area and laundry room along with a boiler room.

All-in-all Millbrae House represents a rare opportunity to acquire a superb traditional family home in one of the most sought after locations in the region, which has been extended to provide flexible configuration allowing a wide range of possible uses including a combination of residential, multi-generational and commercial.\*

\*Commercial use would be subject to obtaining all necessary licences and consents.

### ACCOMMODATION

Ground Floor: Entrance Vestibule. Hallway. Sitting Room. Further Reception Room/ Studio Accommodation. Kitchen. Office Space. Conservatory. Bedroom 6 En-Suite. Bedroom 7 En-suite. Boiler Room (outside access). Laundry Room (outside access).

First Floor: Bedroom 1 En-Suite. Bedroom 2 En-Suite. Bedroom 3. Family Bathroom. Hallway to Apartment.

First Floor Apartment: Bedroom 4. Bedroom 5. Bathroom. Kitchen. Conservatory.

### GARDEN

From the public road a wide entrance leads to the generous parking area, which is bordered to one side by mature trees. Stone steps lead up to the conservatory door through a raised border and leading around also to the front door. A gate beyond the front entrance gives access from the other side. To the rear, the garden rises via steps and is a mix of mature trees and shrubs, and houses a good size timber shed and brick potting shed.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band A Also rated for commercial	E 48	FTTC	YES

**FLOOD RISK** There is no specific risk to the property.

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

### THIRD PARTY RIGHTS OF ACCESS

Millbrae Cottage, which is situated adjacent to the house on the eastern side, has a servitude right of pedestrian and vehicular access over ground belonging to Millbrae House, hatched black on the site plan within these particulars. Millbrae House has a right of pedestrian and vehicular access over the area belonging to Millbrae Cottage coloured blue on the site plan.

### DIRECTIONS

From the A710 in Colvend Village, take the turning signed Rockcliffe. Continue on this road until you see Barclay Road on the left. Millbrae House is immediately on the right. The main entrance is on the far side of the house.

### POST CODE

DG5 4QG

### WHAT3WORDS

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

### SOLICITORS

Connell & Connell  
10 Dublin Street  
Edinburgh  
EH1 3PR

### LOCAL AUTHORITY

Dumfries & Galloway Council



Apartment Kitchen



Apartment Conservatory



Apartment Bedroom (5)

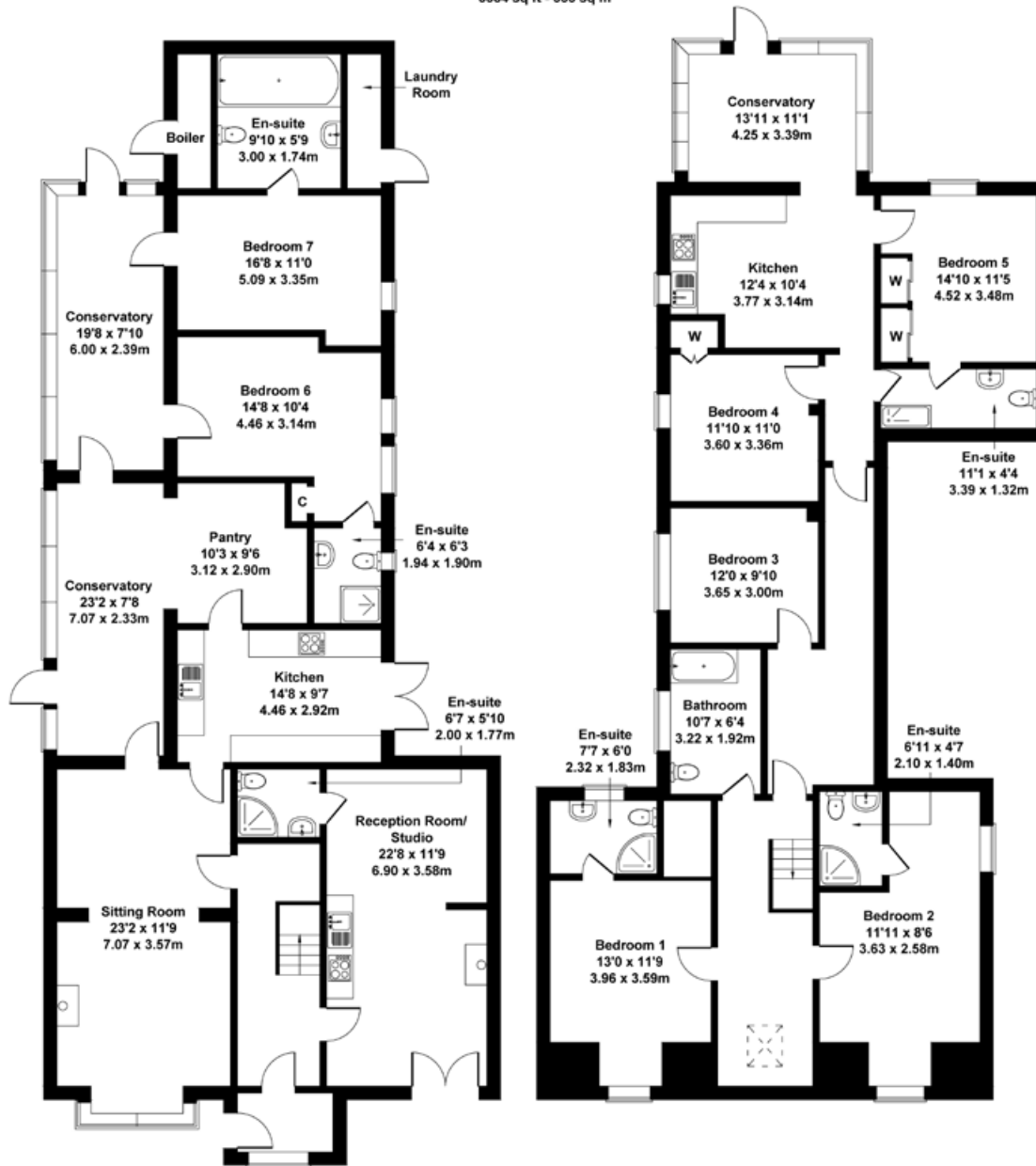


Apartment Bedroom (4)



# Millbrae House, Rockcliffe, DG5 4QG

Approximate Gross Internal Area  
3584 sq ft - 333 sq m



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

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. For the avoidance of doubt the following items are specifically excluded: sitting room carpet and curtains, ground floor bedroom carpet and curtains, plug-in wall lights in master bedroom.

The following items are excluded but may be available by separate negotiation: apartment furniture, all furniture in the two ground floor bedrooms, all B&B bedding, towels and cutlery, Rangemaster Range cooker, Siemens fridge/freezer.

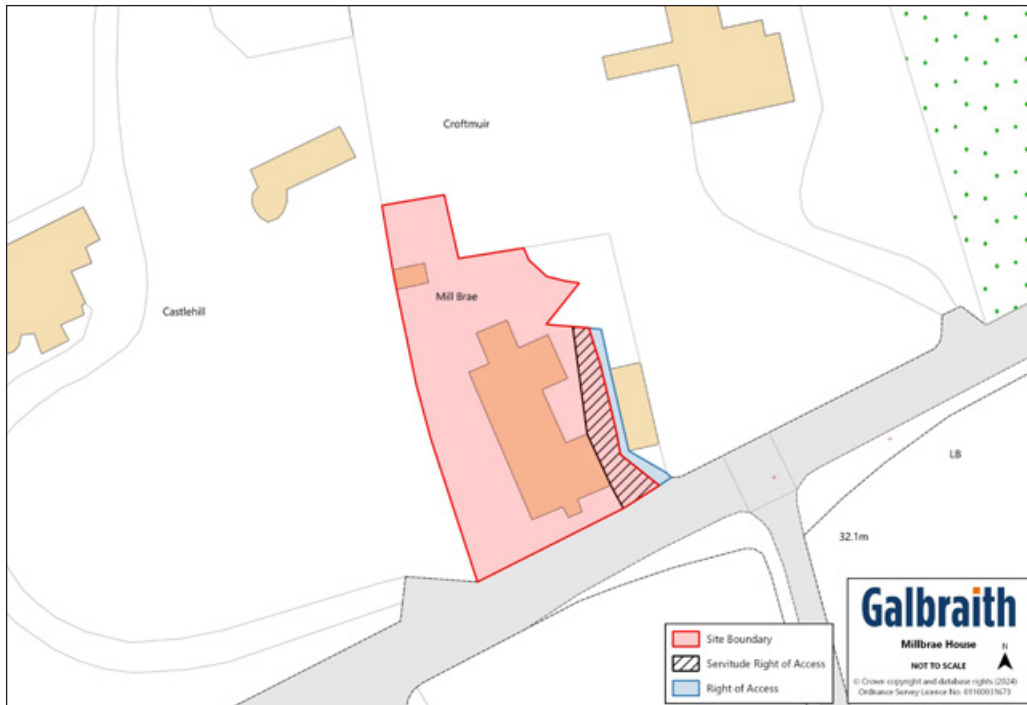
## VIEWINGS

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 July 2024.





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