



# BIRCHWOOD

KIPPFORD, DALBEATTIE

**Galbraith**



## BIRCHWOOD, KIPPFORD, DALBEATTIE

A striking contemporary architect designed house with an integral studio apartment, located on the edge of a sought after coastal village

Dalbeattie 4 miles ■ Dumfries 17 miles

Offers Over £550,000

- 2 reception rooms. 3-4 bedrooms
- Integral Studio Apartment
- Wooded garden with planning possibilities
- Large corner site
- Parking for several vehicles

**Galbraith**

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### SITUATION

Birchwood has a lovely edge of village location only a short drive or pleasant walk from amenities. Kippford is perennially popular, featuring beautiful coastal walks, as well as being on the edge of the Dalbeattie Woods, which is great for cycling and walking. There are two inns (serving meals and local ales), the RYA award-winning Solway Sailing Club, a cafe/gift shop, village hall, an RNLI station, 9 hole golf course with tea room, and a pottery. The small 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, and a park. Castle Douglas, a market town known as Dumfries and Galloway's Food Town, has in addition, many independent retailers, a thriving livestock market, and an eighteen hole golf course. The regional capital, Dumfries, (around 18 miles east) provides a wider range of services including a major hospital, the Dumfries and Galloway Royal Infirmary. The town, once the home of the National Bard and Ploughman Poet Robbie Burns, is now home to the Crichton campuses of Glasgow University and the University of the West of Scotland



### DESCRIPTION

Birchwood is an ideal family home in one of the most sought after areas of the region. Characterised by clean lines softened by and contrasting with the surrounding wooded garden, Birchwood has well laid out and thoughtful accommodation. A good sized dining kitchen, featuring Neff integrated appliances, is at the heart of the ground floor and opens directly into the airy triple aspect sitting room, all with fitted folding and louvred wooden blinds. A cosy dining room, offering great flexibility specific to the buyers needs, completes the reception accommodation. To one end of the ground floor, a studio apartment allows for multi-generational living and/or earning potential. Three spacious bedrooms including a master en suite, and a family bathroom are found on the first floor. Planning permission and detailed plans for a sun room have been obtained by current owners.

The grounds surrounding Birchwood are extensive yet complement the property beautifully and create a private site.

There is potential within the grounds for further accommodation to be built, subject to obtaining planning permission, and used for holiday letting to provide income.

## ACCOMMODATION

Ground Floor: Entrance Hall. Kitchen. Utility Room. Sitting Room. Dining Room. Shower Room. Studio apartment comprising Bedroom, Living Area with open plan Kitchenette, Shower Room.

First Floor: Master Bedroom with en suite Shower Room. Two further Bedrooms. Family Bathroom

## GARDEN (AND GROUNDS)

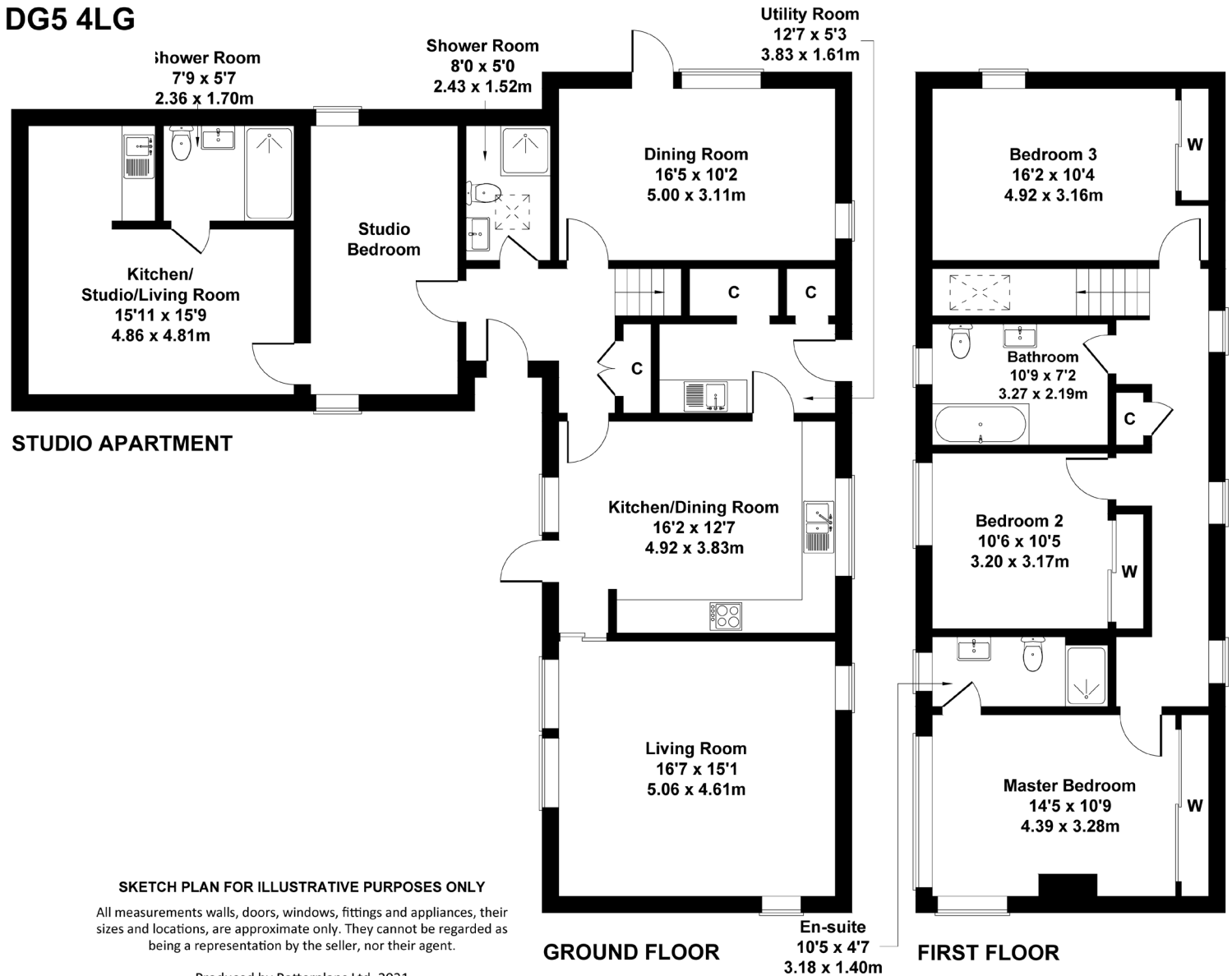
A wooden bar gate opens to a gravel driveway, ending in large sweep with parking for several cars. Bound by a post and rail fence, the garden is mainly to the front of the house, with areas around the sides and rear. There are areas laid to grass with a wonderful spring display of daffodils, as well as numerous mature specimen trees and shrubs including oak, beech, silver birch, spruce, larch, cherry and gunnera. Bluebells abound in early summer. A pond sits in a natural area to one side of the driveway, hosting a wide range of insects and butterflies. The wooded nature of the garden gives a sense of privacy and peace and although the house is stylishly modern, gives it a sense of being established and settled.

Japanese Knotweed has been identified in the grounds and the current owners have undertaken a programme of treatment. This guarantee is for 10 years and runs until 2032. Available on request.



# Birchwood, Kippford, Dalbeattie, DG5 4LG

Approximate Gross Internal Area  
2067 sq ft - 192 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. 2021

**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

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band G	C	Fibre to cabinet speed 75mb	YES

### FLOOD RISK

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

### DIRECTIONS

From Dalbeattie, take the A710 Solway Coast road. After approximately 3 miles take the right hand turn signed Kippford. After Barnbarroch Golf Club turn right and the entrance to Birchwood is on the right.

### POST CODE

DG5 4LG

### WHAT3WORDS

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

repeating.strictest.lilac

### SOLICITORS

Gillespie Gifford & Brown  
High Street  
Dalbeattie

### LOCAL AUTHORITY

Dumfries & Galloway

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

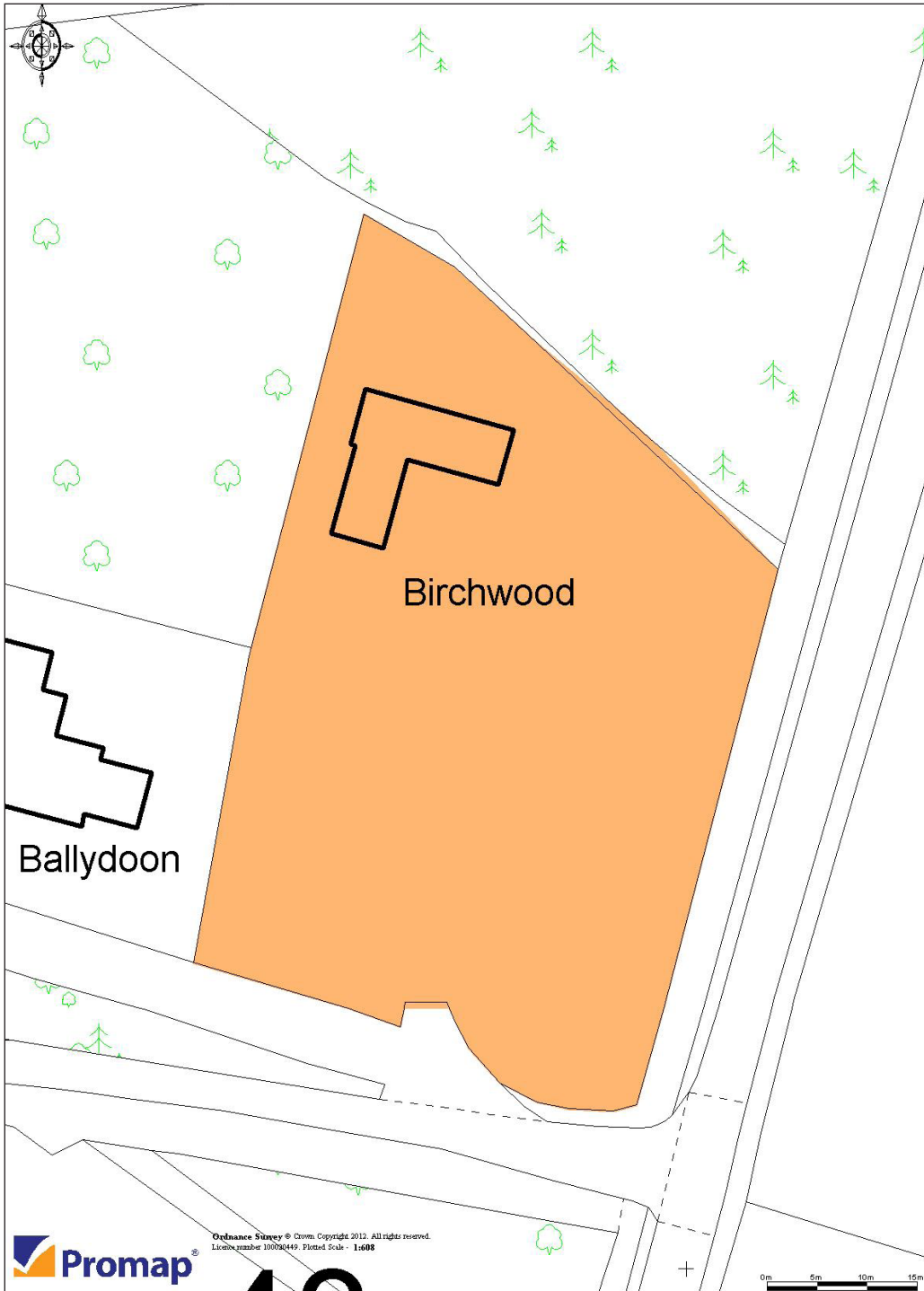
Strictly by appointment with the Selling Agents.

### 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.

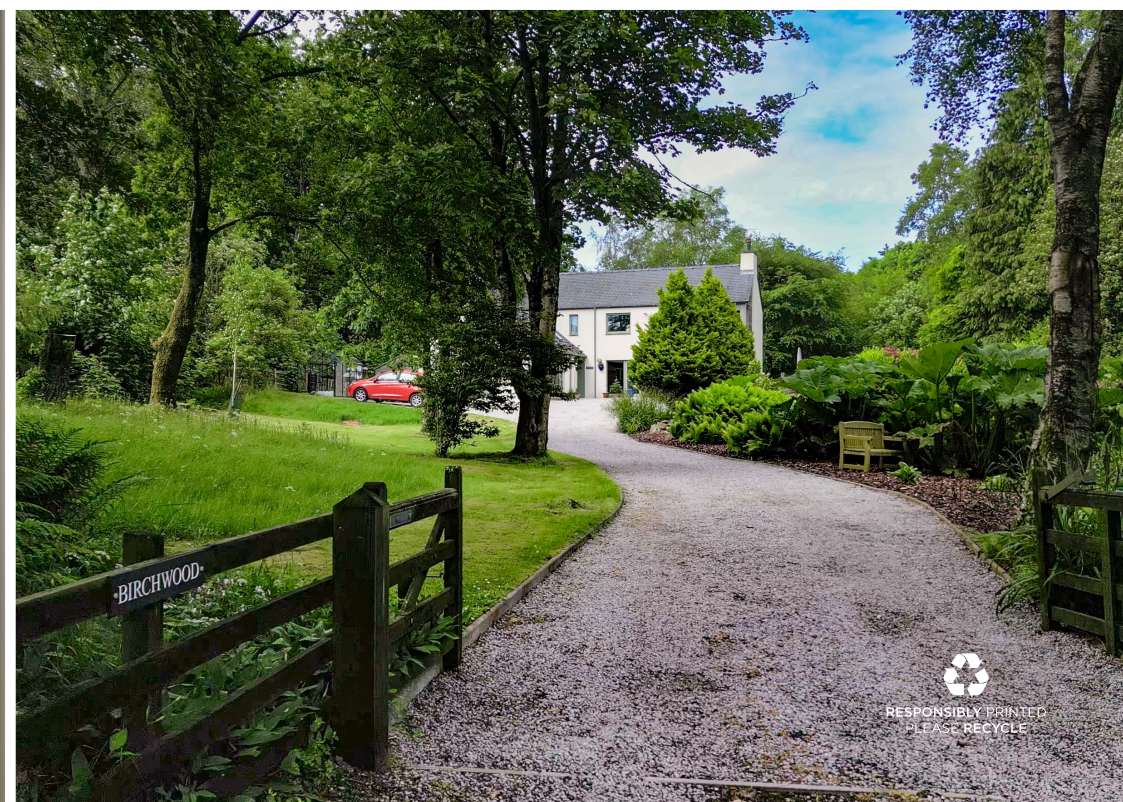








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