

Galbraith

STRACHAN
BURNFOOT, NEW GALLOWAY





Stables and Paddocks'

STRACHAN, BURNFOOT, NEW GALLOWAY

An attractive equestrian lifestyle property in the heart of the picturesque Glenkens.

Castle Douglas 15 miles ■ Kirkcudbright 19 miles ■ Dumfries 26 miles

Acreage 5 acres (2.02 Ha)

Offers Over £495,000

- 3 reception rooms. 3 bedrooms
- Double Garage with integral workshop, adjoining car port and kennel
- Stable block comprising 4 horse stables, pony stable, tack room, and hay store
- Former Manege
- Paddocks



Galbraith

Castle Douglas
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 OnTheMarket

Sitting Room



SITUATION

Strachan is situated just one mile south of Scotland's smallest Royal Burgh New Galloway. New Galloway has two hotels, a community shop, Glenkens medical practice, as well as a popular 9 Hole Golf course. The village also boasts the Catstrand visitor centre with café, exhibition space, shop and 90 seater theatre where events run all year round. Kells Primary School is situated in New Galloway and buses provided to Secondary school in St Johns Town of Dalry and Castle Douglas.

The nearby market town of Castle Douglas has a good range of shops, supermarkets, and other services, and is designated Dumfries and Galloway Food Town. The regional capital of Dumfries, about 25 miles distant, offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with a daily bus service from New Galloway and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 50 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 41 miles to the north. Both Glasgow and Edinburgh with their international airports are 77 and 105 miles respectively. A daily ferry service to Northern Ireland operates with Stena Link from Cairnryan 46 miles to the west, close to Stranraer.

DESCRIPTION

Strachan forms part of a small steading conversion development about one mile south of New Galloway. The property was initially converted about 20 years ago from a dairy to a cottage and since substantially extended in 2011 to provide extensive, spacious accommodation finished to a high standard throughout. The internal finish including doors, skirtings, living room/sunroom flooring and architraves principally of solid oak. A large wood burning stove in the living room and oil fired Rayburn cooker in the Kitchen keep the house cosy in addition to the oil fired central heating. Externally the property offers an abundance of outbuildings, with Double Garage and workshop, adjoining timber frame car port with store and dog kennel. A short walk from the property Strachan boasts excellent equestrian facilities and approximately 5 acres of land split into paddocks. Stables of professional construction include former manege, 4 full size horse stables, 1 pony stable, hay store, log store, workshop, stores and tack room.

Strachan provides a rare opportunity to acquire an attractive family home with the addition of equestrian facilities and land, either for personal use or providing an income source through livery.

ACCOMMODATION

Entrance Hall. Kitchen. Utility Room. Shower Room. Sitting Room. Sun Lounge. Games Room/ Reception Room. Office. Bathroom. Master Bedroom with en suite and dressing room. Bedroom 2 en suite. Bedroom 3

GARDEN AND GROUNDS

A nicely private garden with planted borders and areas of lawn and gravel. A gravel pathway leads from the front entrance through the garden to the lower level double garage via a timber gate in the fence which encloses the garden. A lovely raised patio is an ideal area for outside entertaining and enjoying warm summer days. Steps lead up to the sun lounge with a stylish glazed balustrade. There is a polytunnel situated in the paddocks for keen gardeners wishing to cultivate vulnerable plants etc.

The property is accessed from the main road turning onto hard core road, owned by Forestry & Land Scotland and shared with other properties within the settlement. Strachan has vehicular access at the double garage where there is a large parking area.

Sun Lounge



OUTBUILDINGS

Double Garage (5.6 x 6.7m) with integral workshop (2.8 x 4.8m at largest)
Two single metal roller doors. With power and light. Side door entrance. Double doors open to integral Workshop.

Car Port
Adjoining garage, single car port of timber framed construction with additional storage space.

Kennel/Log Store
To other side, adjoining garage. Dog kennel with outside fenced enclosure.

LAND

The land is currently grazed by sheep and horses. Currently split into paddocks with a combination of post and rail fencing and dividing electric fences all with water troughs. The riding out from the property is excellent with extensive tracks and forestry to explore. From the arena and land far reaching views down Loch Ken can be enjoyed.

Former Manège - 20m x 40m

Stable 1
3.6 x 3m

Stable 2
3.6 x 2.4m

Stable 3
3.6 x 3m

Stable 4
3.6 x 3m

Pony Stable
2.3 x 2.9m

Workshop
4.7 X 2.9m

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic tank	Freehold	Oil CH	Band F	D66	FTTP	YES

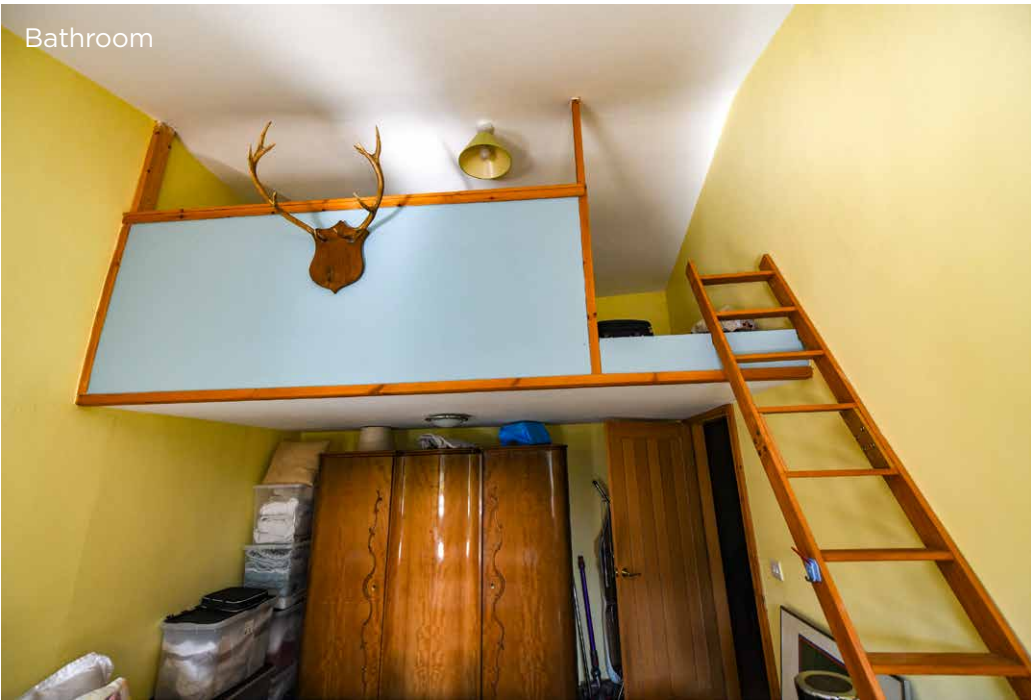
FLOOD RISK

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>

ACCESS

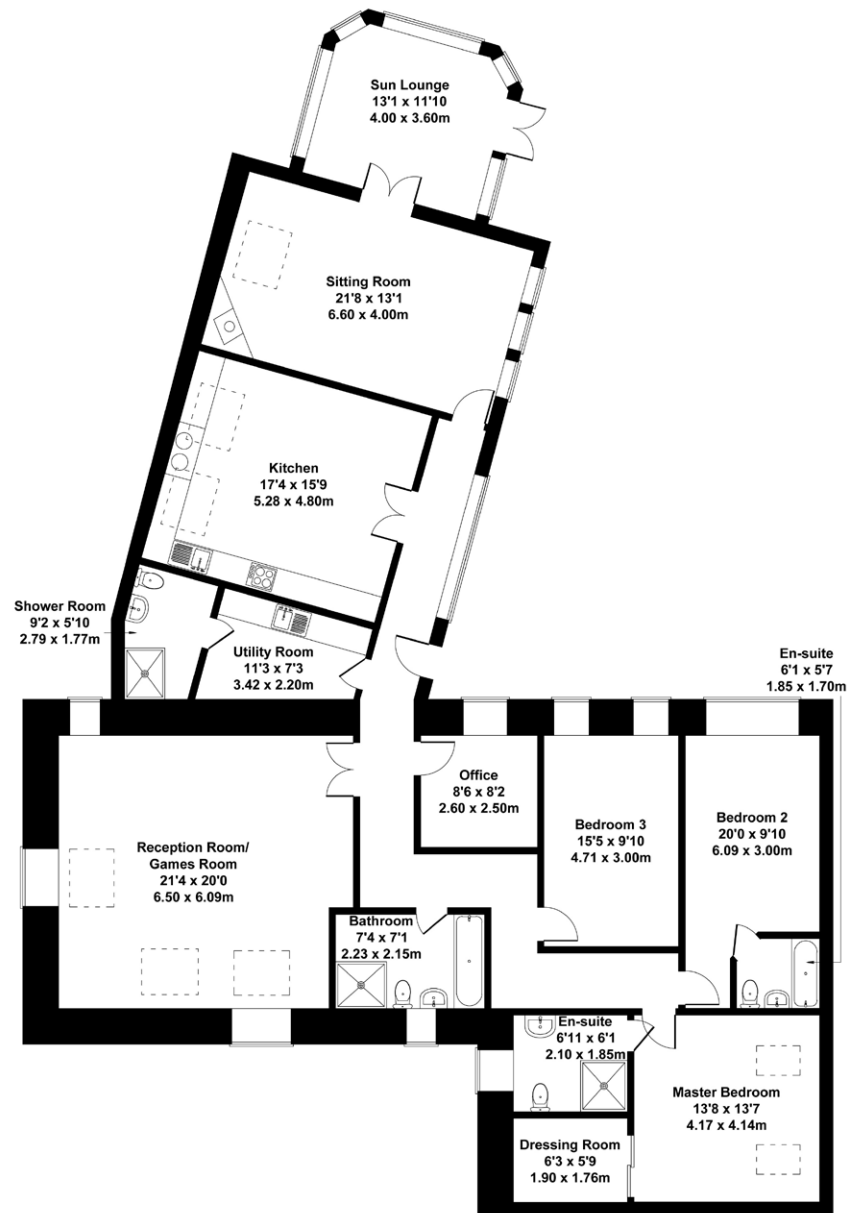
Right of pedestrian and vehicular access over the track leading from the public road to the premises, shared with other properties.





Strachan, Burnfoot, New Galloway

Approximate Gross Internal Area
2536 sq ft - 236 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

Utility Room



Bathroom



Bedroom 3 Ensuite



Ensuite Bedroom 1



DIRECTIONS

From Laurieston follow the A762 North to New Galloway. Continue along the road for about 8 miles turn left onto single track road, signposted (Owl Barn, Carrick, Creamery Cottage and Strachan. Continue up the track, Strachan is the first property on the right.

From New Galloway continue on the A762 past the Golf Course on your right, past the village signs and continue for about 1 mile. Fish farm is on your left and turning for Strachan is a few hundred yards along on your right. Again signposted.

POST CODE

DG7 3RZ

WHAT3WORDS

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

SOLICITORS

Braidwoods
1 Charlotte Street
Dumfries
DG1 2AG

LOCAL AUTHORITY

Dumfries & Galloway Council

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.



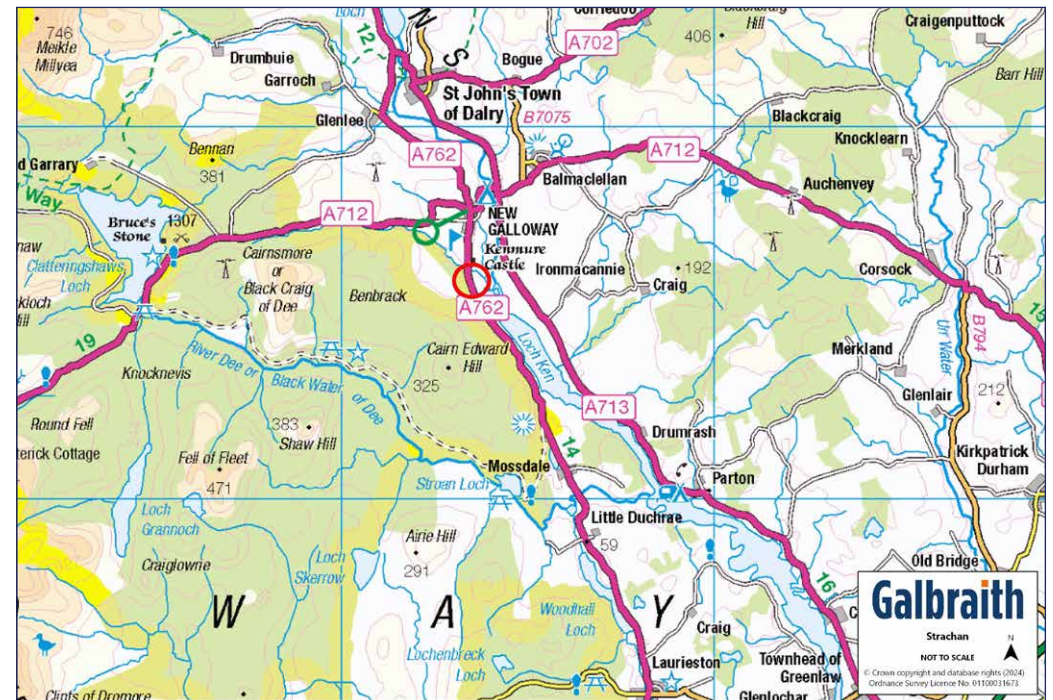
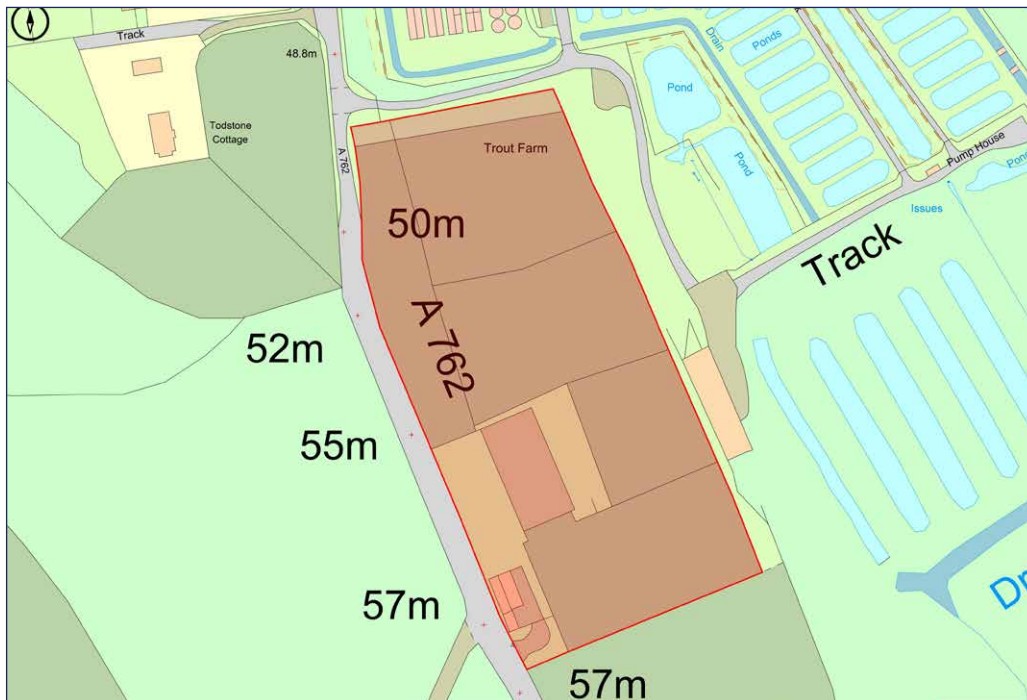
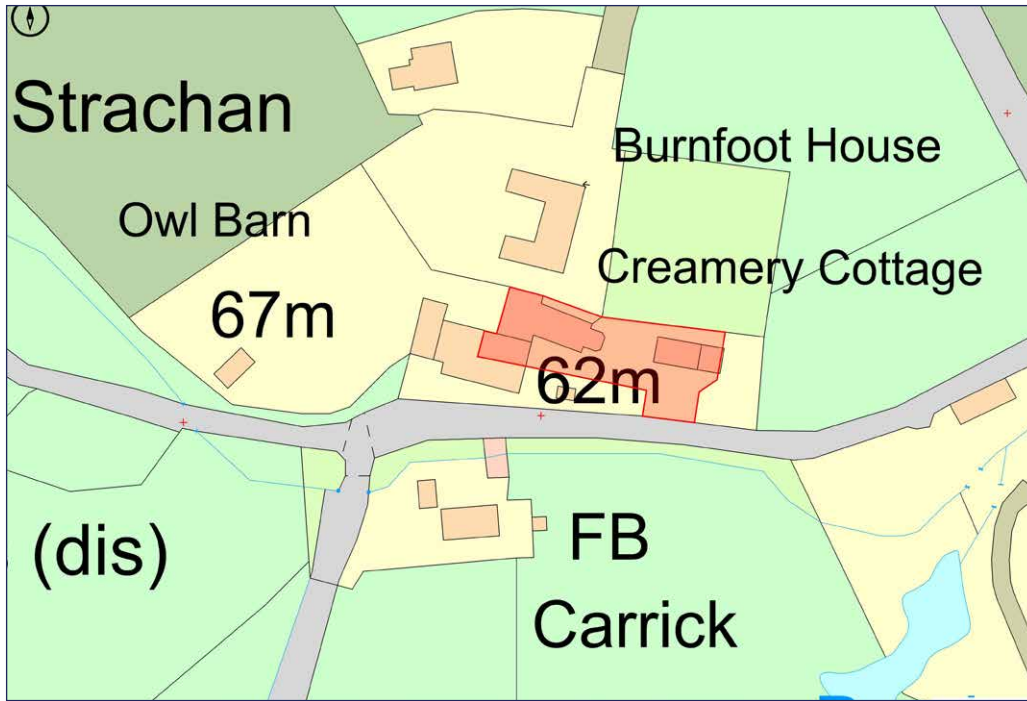
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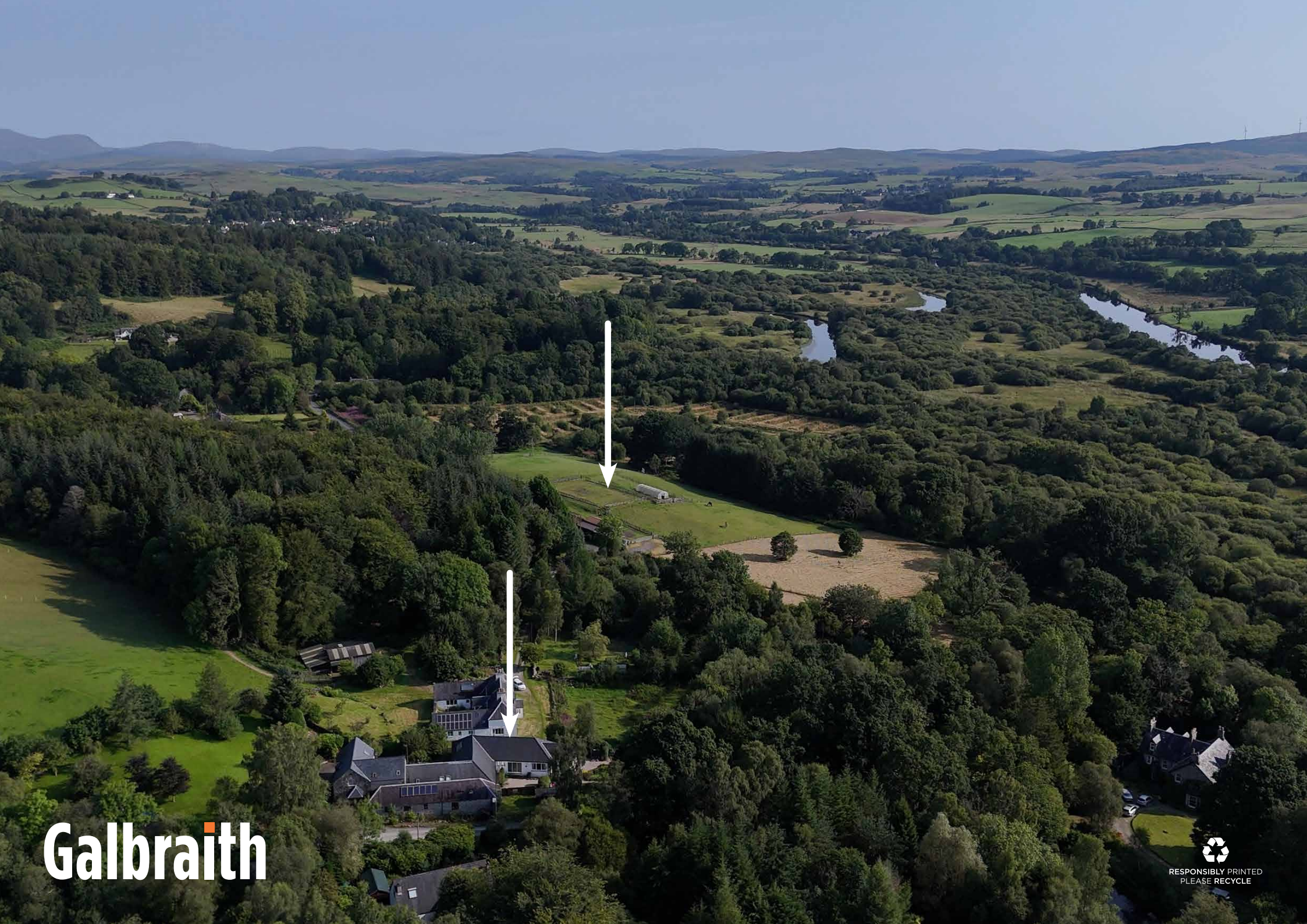
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IMPORTANT NOTES

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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