



# Exceptional villa overlooking Kirkcudbright

Waterside, The Stell, Kirkcudbright, Dumfries & Galloway, DG6 4TH



Exceptional detached villa • Open aspects to River Dee and Kirkcudbright • Vestibule • Open plan dining room Drawing room • Conservatory • Fitted dining kitchen with Aga • Workshop • Utility room • 3 double bedrooms 3 en suites • Study/bedroom4 • Cloaks/wc

### Directions

From Dumfries head west along with the A75, turn left following signs for Kirkcudbright (A755). Continue south east along the A755 and before entering Kirkcudbright turn right onto B727 (signposted Borgue). Continue along the Stell and Waterside is located on the right hand side.

### Situation

Waterside occupies a beautiful elevated position with uninterrupted open aspects to the River Dee and Kirkcudbright Harbour.

The picturesque harbour town of Kirkcudbright has long been frequented by artists, drawn by the exceptional clarity of the light, among them E A Hornel, Jessie M King, E A Taylor, Charles Oppenheimer, Sir James Guthrie, S J Pelpoe and William Robson. This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town". It is very popular with visitors, particularly in the summer months, with a varying range of festivities and events.

Kirkcudbright provides a range of services including numerous galleries and craft outlets, two small supermarkets, independent shops, library, doctor's surgery, optician, a cottage hospital, two veterinary practices, a

swimming pool, tennis courts, and bowling green as well as primary and secondary schools. The ruined Maclellan's Castle and the harbour, both close to Moatwell, are the main features in the centre of the town and there are delightful riverside walks as well as the Blue Flag marina with excellent facilities. The nearby market town of Castle Douglas also has a wide range of shops and other services and is designated as Scotland's Food Town, while Wigtown is Scotland's Book Town and hosts a celebrated annual book festival. Dumfries, about 27 miles to the east, has a broader range of shops and services including the main hospital for the area, a cinema, a leisure centre and the Crichton Campus which provides further education courses.

The Southwest of Scotland is well known for its mild climate, attractive unspoilt countryside and abundance and diversity of recreational pursuits and field sports, including shooting, stalking as well and trout and salmon fishing on numerous rivers and lochs. A wide variety of beaches, coastal paths and beautiful walks are within easy reach. There are water sports and sailing on nearby Loch Ken as well as on the Solway Firth, along with excellent hill walking and cycling along some of the numerous cycle routes. The 7stanes is a nationally





renowned network of mountain biking trails in the hills and forest parks, linking seven mountain biking centres. In 2009 the International Dark Sky Association confirmed Dark Sky status on the Galloway Forest Park, the first area in Scotland to be so designated. There is a picturesque 18 hole golf course at Kirkcudbright, as well as several golf courses within easy travelling distance including the Championship course of Southerness on the picturesque Solway Coast.

The M74 is about 50 miles to the east via the A75 and the major centre of Carlisle is 10 miles further, off the M6. Both Edinburgh and Glasgow are within 110 miles. Edinburgh, Glasgow and Prestwick airports offer a wide range of flights to a variety of destinations. There are railway stations at Dumfries (for Glasgow) and Lockerbie (with connections to the main West Coast line). Ferry services to Northern Ireland operate from Cairnryan, near Stranraer, some 50 miles to the west.

### Description

An exceptional detached bungalow built in 1997 and set in mature gardens which extend to approximately one acre, Waterside was designed to take full advantage on the magnificent southerly aspects over the River Dee, Kirkcudbright Harbour and the historic town of Kirkcudbright. Views from the rear garden are over surrounding farmland and to the Solway Firth and Fleet Islands.

The interior extends to over 4,100 sq ft over a single level and there is a double garage to the rear of the property. The accommodation begins with an entrance hall which leads into a beautiful open plan dining/sitting room with a fireplace, and, as in all the reception rooms, large full height windows ensuring high levels of natural light throughout. The formal drawing room is generously sized and has wonderful views and a brick inglenook fireplace with a cast iron woodburning stove. The conservatory again is spacious and light and overlooks the gardens, while the open plan dining kitchen benefits from an AGA in Racing Green at its heart and is excellently fitted with plentiful cupboard space. A well equipped utility room has a large storeroom adjacent and there is currently a good sized workshop which could be used for a variety of purposes.





There are also two WC/ cloakrooms. The master bedroom is substantial with both dressing room and en suite bathroom and two further en suite bedrooms. A study/ bedroom 4 completes the accommodation.

Numerous features include exceptionally spacious rooms, double glazed windows, oil fired underfloor central heating system and wonderful gardens and views.

Solar panels have been added to the south west pitch of the roof.

#### **Local Authority**

Dumfries & Galloway.

#### **EPC Rating**

Band D

#### **Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

#### **Viewing**

Strictly by appointment with Savills - 0141 222 5875

#### **Purchase price**

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





**Waterside, The Stell, Kirkcudbright, Dumfries & Galloway**  
**Gross internal area (approx)** 385.1 sq. metres (4145.6 sq. feet)



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