



1 Kippford Slipway, Kippford

One Kippford Slipway is a newly built, luxurious architect designed detached home, occupying a prime waterfront position in the picturesque coastal village of Kippford, on the Solway Firth. Finished to an exceptional standard, the property offers flexible accommodation across three floors, with high end fixtures and fittings, excellent energy efficiency, and a balcony providing spectacular estuary views. This unique home would suit a variety of purchasers, from those seeking a stylish permanent residence to buyers looking for a high quality second home or holiday let investment in one of southwest Scotland's most desirable coastal settings. Viewing of this exceptional property is highly recommended.



As you step through the front door, you're welcomed by a bright and spacious entrance hallway that sets the tone for the rest of the home. This impressive space provides direct access to a main hallway, with stairs leading to the utility room, the first floor, and the lower ground floor.

At the heart of the home lies a generous open-plan kitchen and living area, a versatile and contemporary space that spans the front of the property. Floor-to-ceiling windows flood the room with natural light and offer stunning panoramic views over the Urr Estuary, creating a seamless indoor-outdoor connection. From here, a private balcony extends outward, a perfect spot to unwind and take in the spectacular scenery.

Adjacent to the living area is a stylish Nolte kitchen, designed to impress even the most discerning home chef. The kitchen boasts sleek, neutral-toned cabinetry, matching worktops, and a central island with a breakfast bar, all beautifully illuminated by mood LED lighting. High-end Siemens appliances are fully integrated and include; Induction hob with built-in extractor, Double ovens with microwave function, Warming drawer, Fridge-freezer, Wine cooler and Dishwasher. Just off the main hallway is a well-equipped utility room, complete with base units, worktop space, a sink, and fitted appliances including a washing machine and tumble dryer. Completing the upper floor is a contemporary shower room, featuring a quadrant shower, WC, and washbasin.

Stairs from the hallway lead to the lower floor, where the home's sleeping quarters are located. This level also includes a family bathroom, two storage cupboards, including a boiler room/storage area. Bedroom One and Bedroom Two are both spacious doubles featuring built-in wardrobes with mirrored sliding doors. Each has double glass doors opening onto a second balcony, offering fabulous views over the estuary. Bedroom One also enjoys the luxury of an en-suite shower room with enclosed shower, WC, and a stylish vanity unit. Bedroom Three is a generous single bedroom located at the rear of the property, ideal as a guest room, study, or children's room. The luxurious family bathroom is fully tiled and includes a bath with overhead shower, WC, and basin finished to a high standard with quality fixtures and fittings.



Below: Living Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3098

Below: Dining Area



Below: Balcony and view



Below: Kitchen Area



Below: Kitchen Area



Below: Study and utility room



Below: Shower Room



Below: Entrance hallway and hallway



Below: Bedroom One with Ensuite



Below: Bedroom Two



Below: Bedroom Three



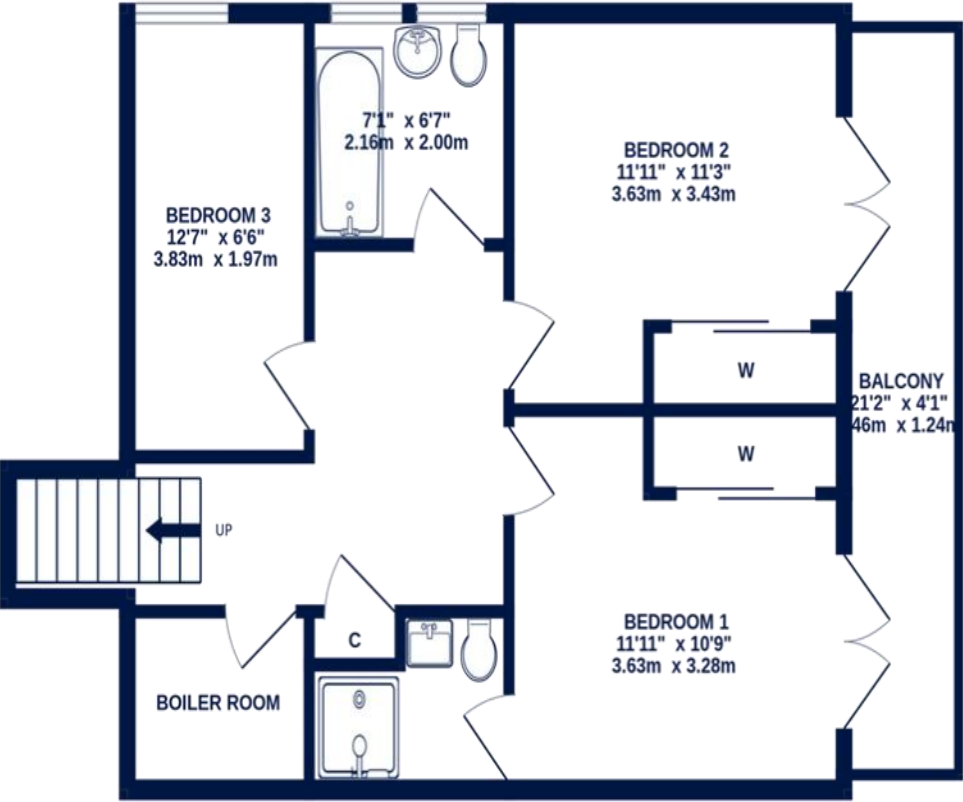
Below: Bathroom



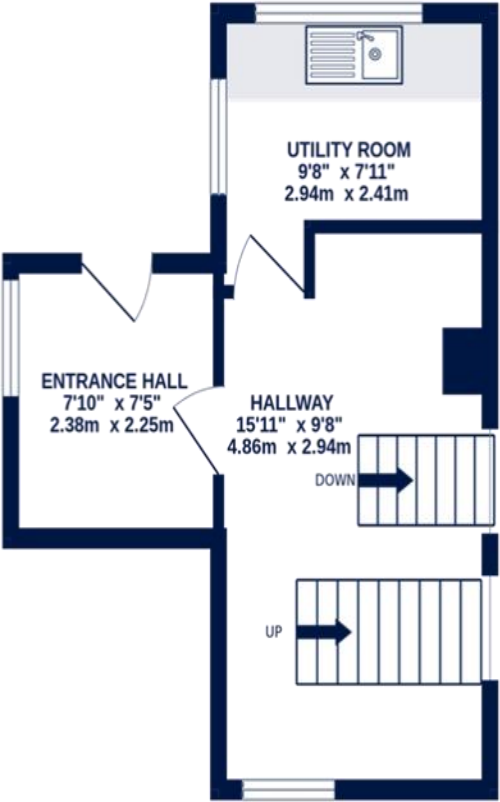
Below: Rear Garden



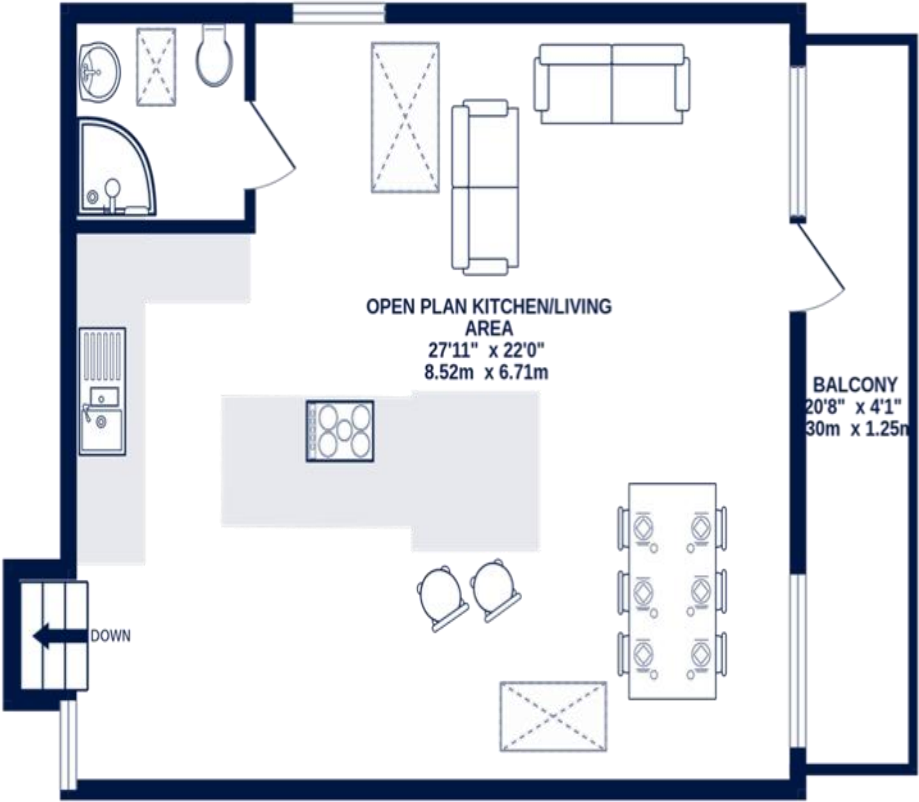
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Below: Rear of property with parking area





Below: Aerial View



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is underfloor heating by air source heat pump. The property windows are triple glazed.

EER Rating:

EER: B 83

Council Tax:

The property is band (awaiting)
Dumfries and Galloway Council Tel: 030 33 33 3000.

Viewing:

Strictly by appointment with Bruach Property Ltd , 1 Templehill, Troon, KA10 6BE
Tel:01292 690940 or Email troon@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

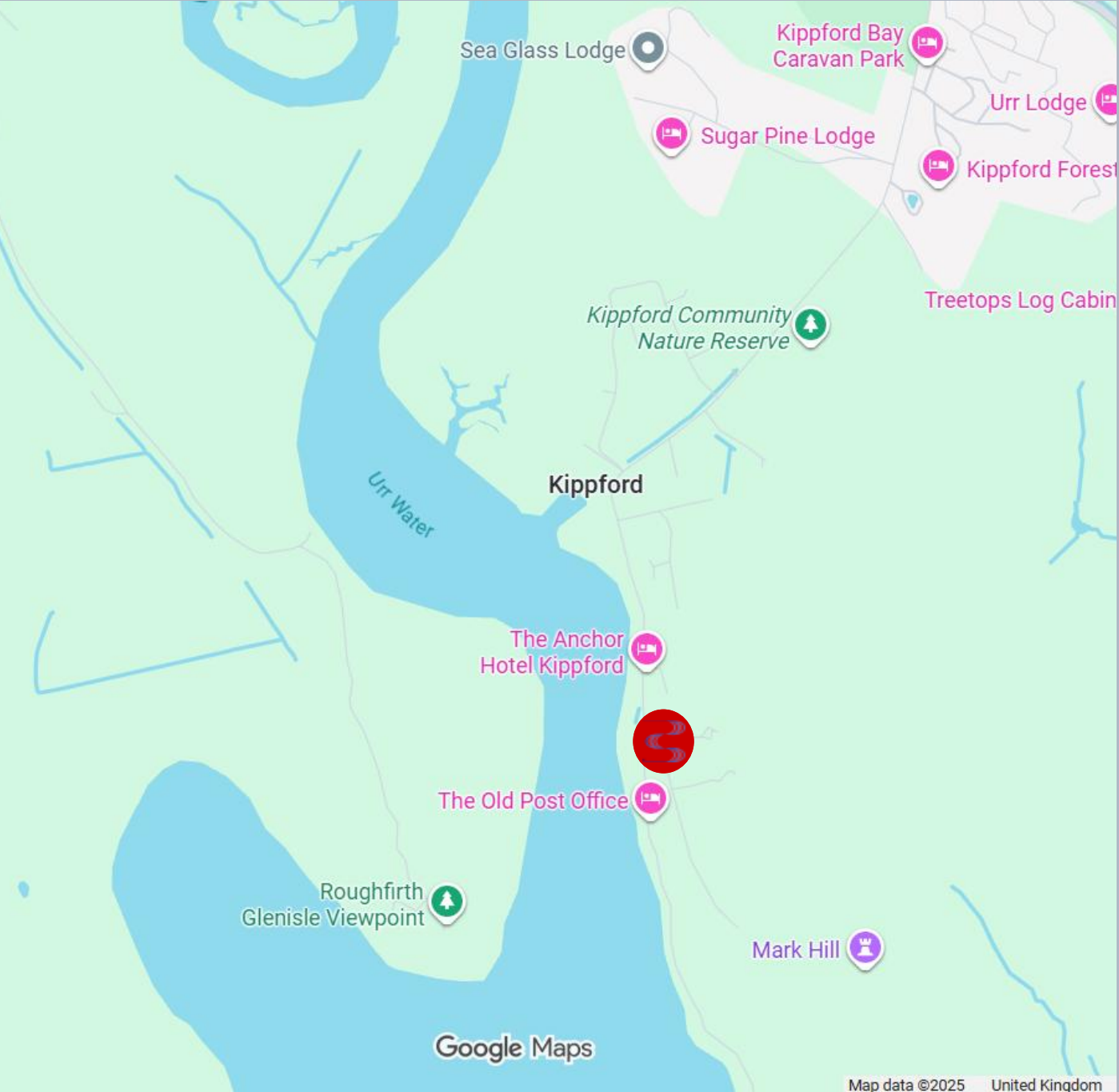
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.



Below: View from Balcony



Located in the picturesque coastal village of Kippford, 1 Kippford Slipway offers direct access to scenic coastal walks, forest trails, and a nearby nature reserve. The village itself features two popular pubs, the Solway Sailing Club, a café/shop, village hall, RNLI lifeboat station, 9-hole golf course with tea room, and a pottery. Just 2.5 miles away, Colvend offers a village store, café, 18-hole golf course, and primary school along the Solway Coast. The nearby town of Dalbeattie provides a full range of amenities, including shops, restaurants, schools, health services, and more, making this an ideal location for both permanent living and holiday escapes.







I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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