



Kindeloch  
New Abbey | Dumfries | Dumfriesshire | DG2 8DH

# KINDELOCH





## KEY FEATURES

- Impressive detached bungalow in idyllic setting
- Outstanding views over Loch Kindar, the Solway Firth and of Criffel mountain
- 3 bedrooms (2 ensuite)
- Large sitting room and modern kitchen/dining room
- Fully modernised by present owners
- Wrap around gardens with decked area and superb views
- Attached single garage and car port
- Situated close to the conservation village of New Abbey, and handy for Dumfries

## Overview

Kindeloch is an immaculately presented detached bungalow set in a slightly elevated position amidst rolling countryside, with superb views from nearly every direction. Situated close to the charming conservation village of New Abbey, the property offers stunning views of Loch Kindar, the Solway Firth, and the imposing Criffel mountain as the backdrop.

Kindeloch has been fully refurbished by the present owners and is currently run as a highly successful holiday let, but would equally make an ideal permanent residence. There is also scope to create first floor accommodation in the large loft space, subject to the necessary planning consents. The owner has architect's drawings to hand, to show that a loft conversion would need little work and could provide an additional two bedrooms and bathrooms.

## Accommodation

A solid timber front door opens into the vestibule, with its tiled floor and where a glazed inner door leads into the reception hall.

The hall offers a wood effect floor, a deep cloaks cupboard and two additional storage cupboards. There is a hatch to the loft, with built in ladder.

The large sitting room enjoys a dual aspect via a large picture window to the front elevation and a smaller window to the gable end, providing not only views over Kindar Loch, but also over the Solway Firth, which is quite remarkable. There is a wood effect floor and a modern wood burning stove. Adjacent to the sitting room, accessed via this room or via the hall, is the impressive kitchen/dining room.

The kitchen is fitted with an excellent range of cabinets and complementary worksurfaces. Integrated appliances include a fridge/freezer, dishwasher, electric oven, grill and induction hob with extractor hood over. There is a 1 ½ bowl sink and drainer with mixer tap, and space for a washing machine. This room is flooded with natural light and enjoys a dual aspect, with large windows offering fabulous views over the garden, out to sea and up towards Criffel. There is ample space for dining furniture. A door from the kitchen leads to a small rear vestibule, providing a storage cupboard and access to the rear garden.

There are three well-proportioned bedrooms in total. Two of the double bedrooms boast wood effect floors and modern ensuite shower rooms, and the third bedroom is presently set up with twin single beds but would fit a double bed. The family bathroom comprises a superb free standing contemporary bath with handheld shower attachment, WC, a feature wash hand basin set in an oak vanity unit, and a heated towel rail/radiator.



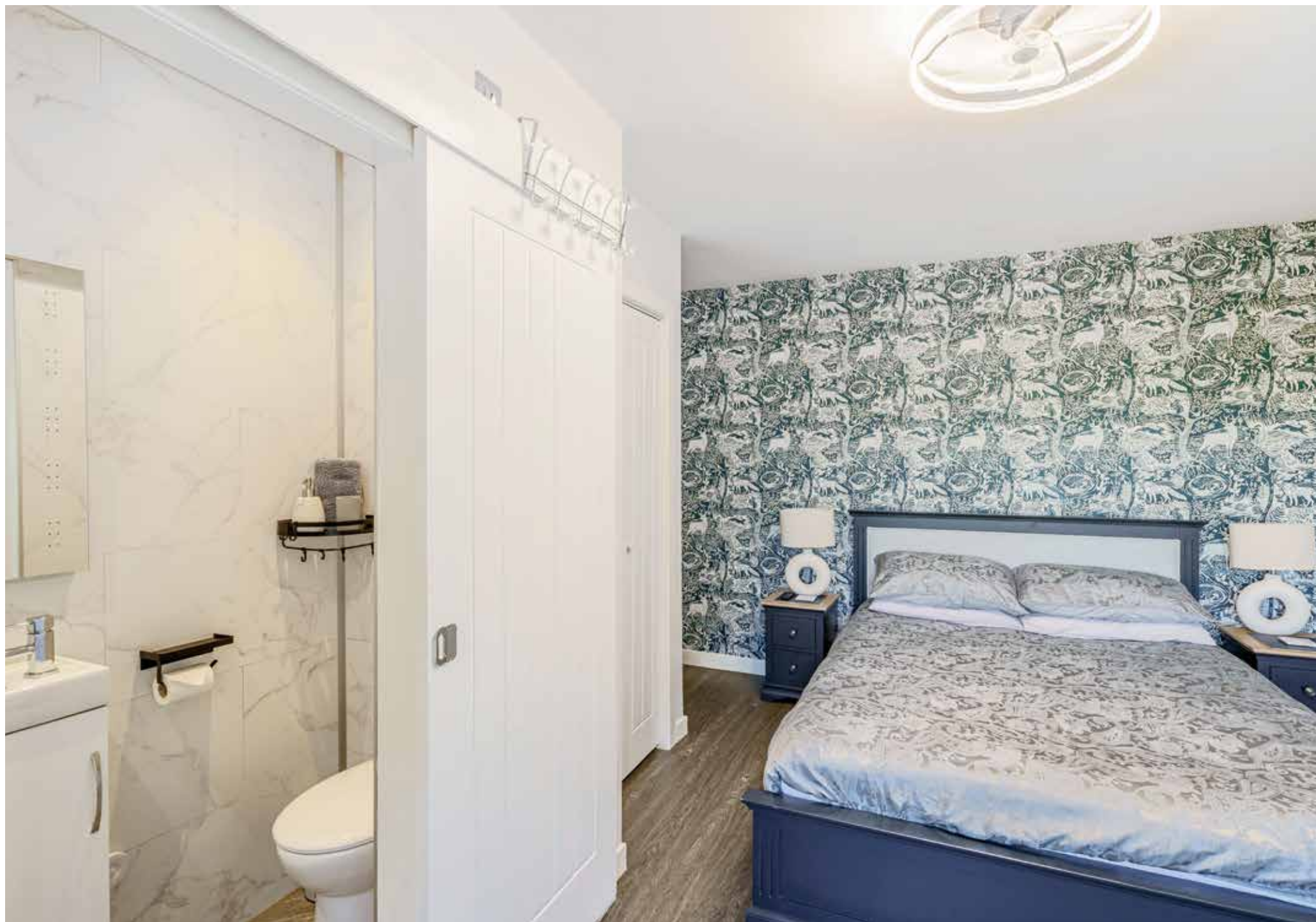






















### Outside

The property is approached from the main road via a quiet country road. The private driveway is accessed over a cattle grid and offers parking for 2-3 cars, with a covered car port and an attached single garage. The front garden is predominantly laid to lawn and enclosed by a low stone wall. There are mature, established flower beds and a variety of bushes and plants, and of course the garden enjoys superb views all around.

Paths to both sides of the house lead round to the rear garden, which is fully enclosed and mainly laid to lawn with well-established borders. The views to the Solway Firth and to Criffel are simply stunning, and there is a raised decked area for alfresco entertaining, which also makes the most of the sunshine and views.

Finally, there is an externally accessed utility cupboard and an additional store cupboard, located to the rear of the building.











### Local Area

Kindeloch is located just over a mile from the charming conservation village of New Abbey, which in the past few years has won the award for best small village in Scotland. It is also just off the main tourist route for the stunning Solway Coast and the renowned local peak of Criffel.

New Abbey has a well-regarded primary school, and nearby Dumfries (approximately a 15 minute drive away) offers a selection of secondary schools. New Abbey boasts a village shop, pub/restaurant, award-winning tearoom and gift shop, a doctor's surgery and the historic ruin of Sweetheart Abbey, where the hearts of John Balliol and Lady Devorgilla are buried.

Dumfries train station provides regular links to Glasgow and all points south. The M6 and M74 road networks are accessible at Gretna and Lockerbie.

The area is well known for its mild climate, unspoilt landscapes and an abundance of sporting and outdoor pursuits are available locally, such as sailing, horse riding, mountain biking, fishing, golf and walking.

# INFORMATION

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## Services:

Mains electricity, mains water, private drainage to septic tank (registered with SEPA). Oil fired central heating and wood burning stove. Double glazed throughout. Fibre broadband to the premises.

Local Authority: Dumfries & Galloway Council – Presently rated for business use.

EPC rating: E

Home Report: A home report can be obtained via Fine & Country Scotland; please enquire.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to [scotland@fineandcountry.com](mailto:scotland@fineandcountry.com)

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way 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 themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

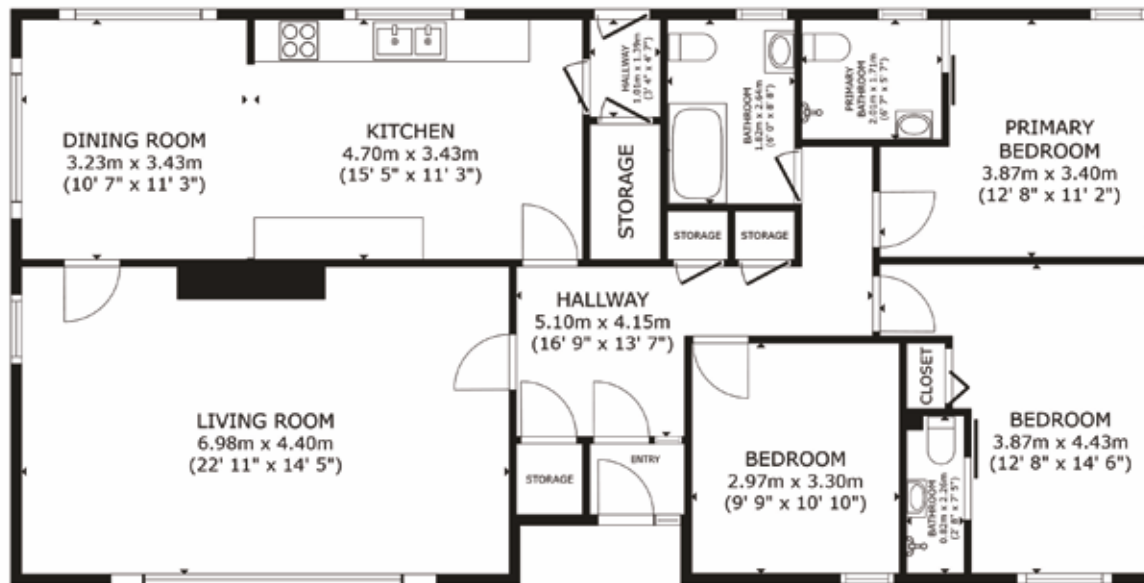
Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website [www.fineandcountry.co.uk](http://www.fineandcountry.co.uk). For updates and the latest properties like us on [facebook.com/fineandcountrysouthscotland](https://facebook.com/fineandcountrysouthscotland) and Instagram on @fineandcountrysouthscotland.

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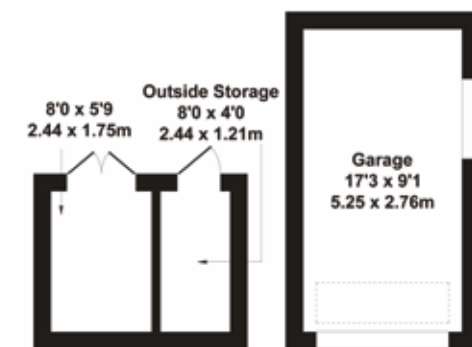


GROSS INTERNAL AREA  
FLOOR PLAN 1 123.8 m<sup>2</sup> (1,354 sq.ft.)  
TOTAL 1 123.8 m<sup>2</sup> (1,354 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

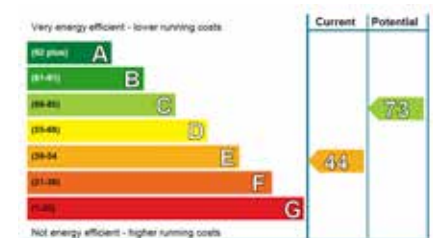


## Kindeloch

Approximate Gross Internal Area  
237 sq ft - 22 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

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