



Quarrybank
Colvend | Dalbeattie | Kirkcudbrightshire | DG5 4QA

FINE & COUNTRY

QUARRYBANK





Quarrybank is a beautifully situated detached bungalow set in well-tended garden grounds, with impressive views over the surrounding countryside.

Built approximately 37 years ago, this bright and spacious home is in excellent condition throughout with high quality fixtures and fittings to include attractive oak doors, a modern kitchen with granite worksurfaces, contemporary bathroom and wet room and superb bi-fold doors that connect the sitting room to the decking and outdoors. The property faces south and therefore enjoys the sunshine all day and the gardens have been designed to attract bird and wild life.

Set back from the road in an elevated position, the property is accessed via a tarmac driveway, offering ample parking and turning, and culminating at the garage and front door. There is additional parking in a gravelled area to the right-hand side of the driveway entrance too.

The property is of load bearing timber frame construction, rendered concrete block and Fyfestone clad externally. The rear utility room extension was added approximately 27 years ago.

Accommodation

A part glazed entrance door opens into the welcoming entrance hall, which boasts a deep cloaks/storage cupboard and hatch to the attic (boarded and insulated).

The sitting room is located to the front of the property, flooded with natural light and enjoys a triple aspect, with attractive views over the surrounding hills. Bi-fold doors open out to the raised decking area and gives access to the front garden. There is a gas log effect fire set on a granite hearth. To the rear of the sitting room is the open plan dining room, which has a window to the side elevation and a deep walk-in cupboard.

The sunny kitchen/breakfast room boasts two large windows to the front elevation, lovely views and an attractive solid wood floor. There is an excellent range of white gloss units with granite worksurfaces and a breakfast bar, 1 ½ bowl sink with mixer tap and integrated appliances include a microwave, double oven, electric hob with extractor hood over, fridge freezer and an additional full freezer.

To the rear of the kitchen is an inner hall which leads to the utility room and the principal bedroom suite. The utility room is fitted with a range of storage units and has a sink and plumbing for white goods. An external door leads to the rear garden.

The principal bedroom has a large window to the front elevation and therefore enjoys lovely views. There is a great range of fitted wardrobes, drawers and a built-in dressing table. The ensuite shower room is a contemporary wet room that is fully tiled, with generous shower area, WC and a wash hand basin set in a wall mounted vanity unit.

The second bedroom is a generous double and has a window to the side elevation and a walk-in wardrobe providing hanging and shelving. The third bedroom is a cosy double with two windows to the rear. Finally, the family bathroom comprises a modern white suite, with bath and shower over, WC and a wash hand basin set in a vanity unit.





























OUTSIDE

There is a lovely timber decking area to the front of the property, which offers the ideal spot for alfresco entertaining. Steps from here lead down to the front garden and this has been predominantly designed as a wild meadow garden, to attract wildlife. There is an extra gravelled parking area at the bottom of the front garden, close to the driveway entrance, and this is also where the LPG gas tank is located.

To the rear is small, paved patio area with stone steps that lead to the upper area of the garden. There is an area of lawn, raised vegetable beds and sunny areas from which to sit enjoy the excellent views over the rooftop to the surrounding countryside.

A tarmac driveway offers ample parking and turning and the attached brick-built single garage has an electronically operated door, power and light.





INFORMATION

Local Area

Quarrybank is within close proximity of Rockcliffe and the Solway Coast in South West Scotland, yet is still within easy reach of facilities in the nearby sailing village of Kippford, Dalbeattie, Castle Douglas and Dumfries. The coastal footpath to Kippford can easily be accessed from Sandyhills, Portling or Rockcliffe, all about a mile away, while Colvend's stunning 18 hole Golf course is close by.

Colvend is a charming village that offers an excellent village shop/delicatessen and public hall (with a Producer's Market each month), and access to the footpath to the Lochs and Dalbeattie Forest. A visiting Post Office service is available in the village three days a week. Local residents can pay for the use of nearby Barend Holiday Park swimming pool. Colvend School supports the local community and the nearby town of Dalbeattie offers a number of amenities including secondary schooling, shops and cafes. From Dalbeattie, Dumfries is some 13 miles away, and offers a large range of facilities including a very good hospital and a university campus.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast is popular with sailors and nearby Kippford has safe moorings.

Transport links to the area are very good. The property is on the bus route to Dumfries, there is a main line railway station in Dumfries, and there are regular flights to the rest of the UK, Ireland and Europe from Prestwick Airport, which is about 1 ½ hour's drive to the north. Edinburgh and Glasgow can be reached in around two hours.

Services: Mains electricity, mains water supply, LPG central heating. Private drainage to septic tank (inspected and emptied within the last 12 months). Double glazed throughout (mixture of Upvc and timber frame).

The broadband is currently supplied by Sky. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Local Authority: Dumfries & Galloway Council –Council Tax Band F

EPC: E

Home Report: A copy of the Home Report is available on request from Fine & Country Scotland.

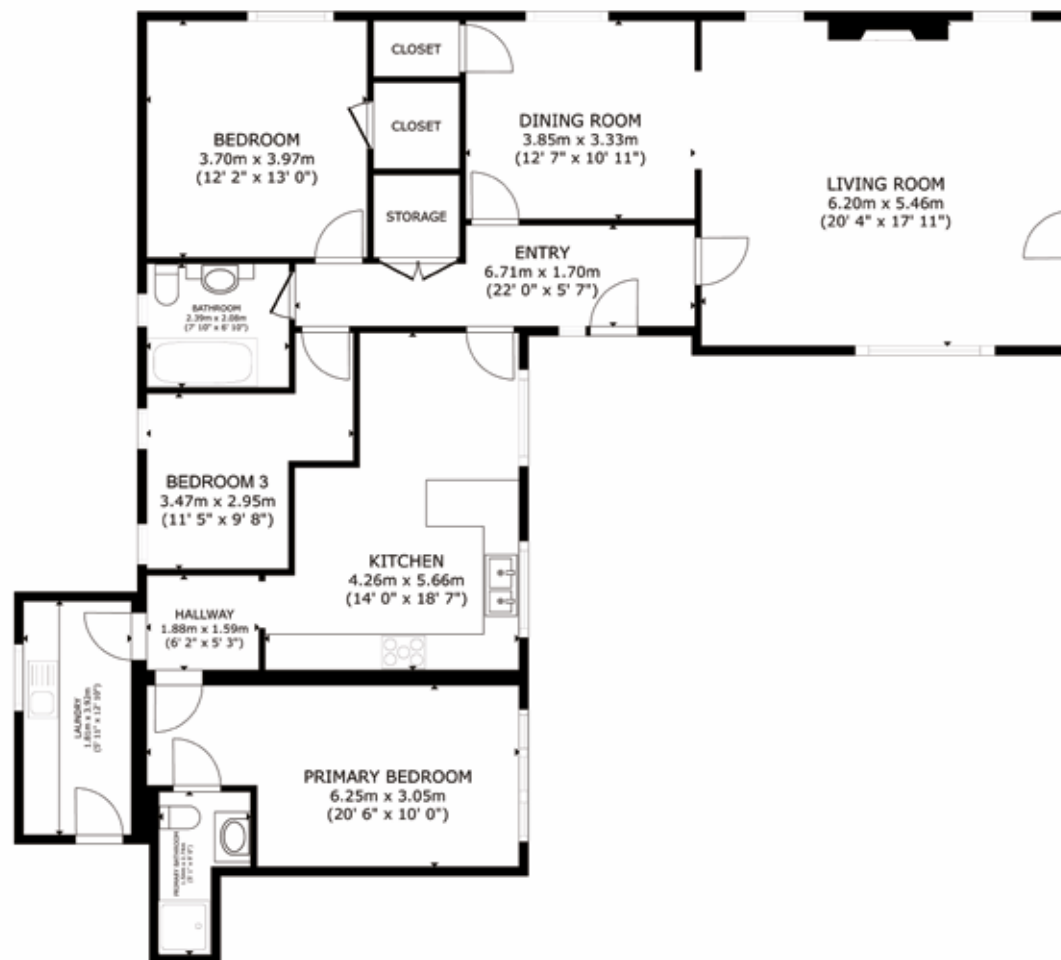
Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Money Laundering Obligations: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have an offer accepted on a property you wish to buy. The cost of these checks is £60(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of formal acceptance of your offer, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

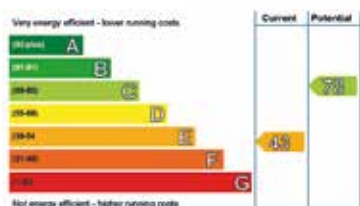
Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 147.4 m² (1,587 sq.ft.)
TOTAL : 147.4 m² (1,587 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.07.2025





FINE & COUNTRY

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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.

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THE FINE & COUNTRY
FOUNDATION

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