



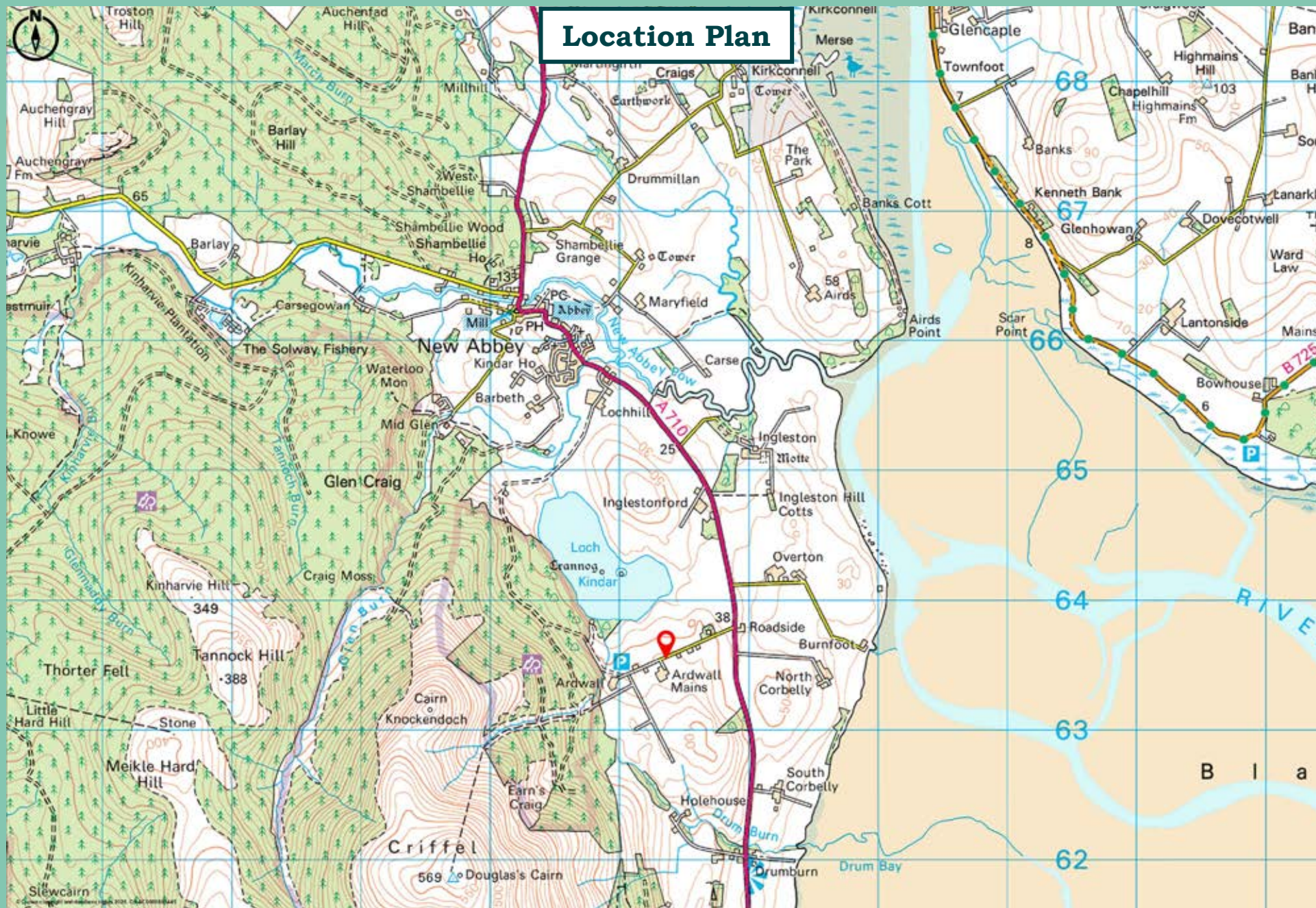
CRANNOG VIEW

New Abbey, Dumfries, DG2 8DH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



CRANNOG VIEW

New Abbey, Dumfries, DG2 8DH

New Abbey 2 miles, Dumfries 9.5 miles, Carlisle 44 miles, Glasgow 88 miles

A BEAUTIFUL FAMILY HOME SET ON A RARELY AVAILABLE ELEVATED SITE WITH BREATHTAKING VIEWS OF LOCH KINDAR AND LOCAL LANDMARK CRIFFEL AS THE BACKDROP

- SPACIOUS, WELL-PRESENTED THREE BEDROOM BUNGALOW (1ENSUITE)
- GENEROUS WRAP AROUND GARDEN GROUNDS
- SWEEPING TARMAC DRIVEWAY AND DETACHED DOUBLE GARAGE
- WITHIN CLOSE PROXIMITY TO THE BEAUTIFUL SOLWAY COAST
- OUTDOOR ACTIVITIES AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND PRIMARY SCHOOL IN THE PICTURESQUE VILLAGE OF NEW ABBEY

VENDORS SOLICITORS

Braidwoods Solicitors
No' 1 Charlotte Street
Dumfries
DG1 2AG
Tel: 01387 257272



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk





INTRODUCTION

Crannog View is nestled within Dumfries and Galloway's picturesque countryside, close to the quaint village of New Abbey and Solway Coast. The property is set on an elevated site with breathtaking views of Loch Kindar and the imposing Criffel landmark as the backdrop. Crannog View is named as such due to the remains of a crannog preserved as a pile of stones at the western most island in Loch Kindar. Today, the Crannog rises 6 or 7 feet above the surface of the water, standing on a frame of large oaks which was said, in 1792, to be visible when the weather is clear and calm. Trees now grow on the island with the loch itself a popular spot for fishing, particularly for trout.

This spacious family home offers three-bedroom accommodation, one being ensuite, utility room, kitchen, sunroom, dining room, lounge, office and a family bathroom. Crannog View also benefits from a ground sourced heat pump, underfloor heating throughout and an array of roof mounted solar panels. A more detailed description of the accommodation along with a floor plan is available within these particulars of sale. The property is approached by a sweeping tarmac driveway where there is ample parking along with a generous detached double garage. The garden grounds are mainly laid to lawns, flowering borders and mature shrubs. The location of the property is such that a bounty of native wildlife can be seen on a daily basis.

Beyond the confines of this idyllic abode, a wealth of attractions can be explored including the nearby pretty village of New Abbey which has a wealth of history including the ruined Sweetheart Abbey. Nature enthusiasts can revel in the splendour of the surrounding landscape, with hiking trails offering glimpses of verdant valleys and cascading waterfalls. For those seeking cultural enrichment, nearby attractions such as Sweetheart Abbey and the Robert Burns Centre provide insight into the region's rich heritage. Adventure-seekers can embark on excursions to explore the rugged beauty of the Galloway Forest Park or indulge in water sports along the Solway Firth's pristine shores. For the keen walker, walks to the top of Criffel provides some of the most stunning views in the region. New Abbey is a very active, friendly community and benefits from a primary school, tearoom, shop, etc.

A wider range of essential services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling, with the Crichton University Campus offering a wide variety of further education choices.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via



the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within a one and a half hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Crannog View are sought **in excess of: £385,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

CRANNOG VIEW

This spacious bungalow is of relatively modern construction set on an enviable elevated site. The property offers spacious three bedroomed family accommodation over a single floor, briefly comprising:

- **Boot Room / Utility Room**

The boot room / utility room has a base unit with a stainless-steel sink set and plumbed below for white goods, there is a window to the rear. A large built-in cupboard houses the boiler for the ground sourced heat pump. In addition, there is a cloakroom off with a WC & WHB.

- **Kitchen / Dining Room**

The kitchen has ample room to accommodate a family dining table and benefits from a generous range of floor and wall units incorporating an integrated dishwasher, fridge freezer, halogen hob and built-in electric oven. There is a window to the rear and sunroom is just off the kitchen.

- **Sunroom**

With glazing to three sides and patio doors leading to a paved patio making this the perfect area for alfresco dining or family and social entertaining.

- **Dining Room**

With sliding pocket doors through to the lounge and a window to the side.

- **Lounge**

A lovely bright family room with a picture window to the front affording wonderful views across Loch Kindar.

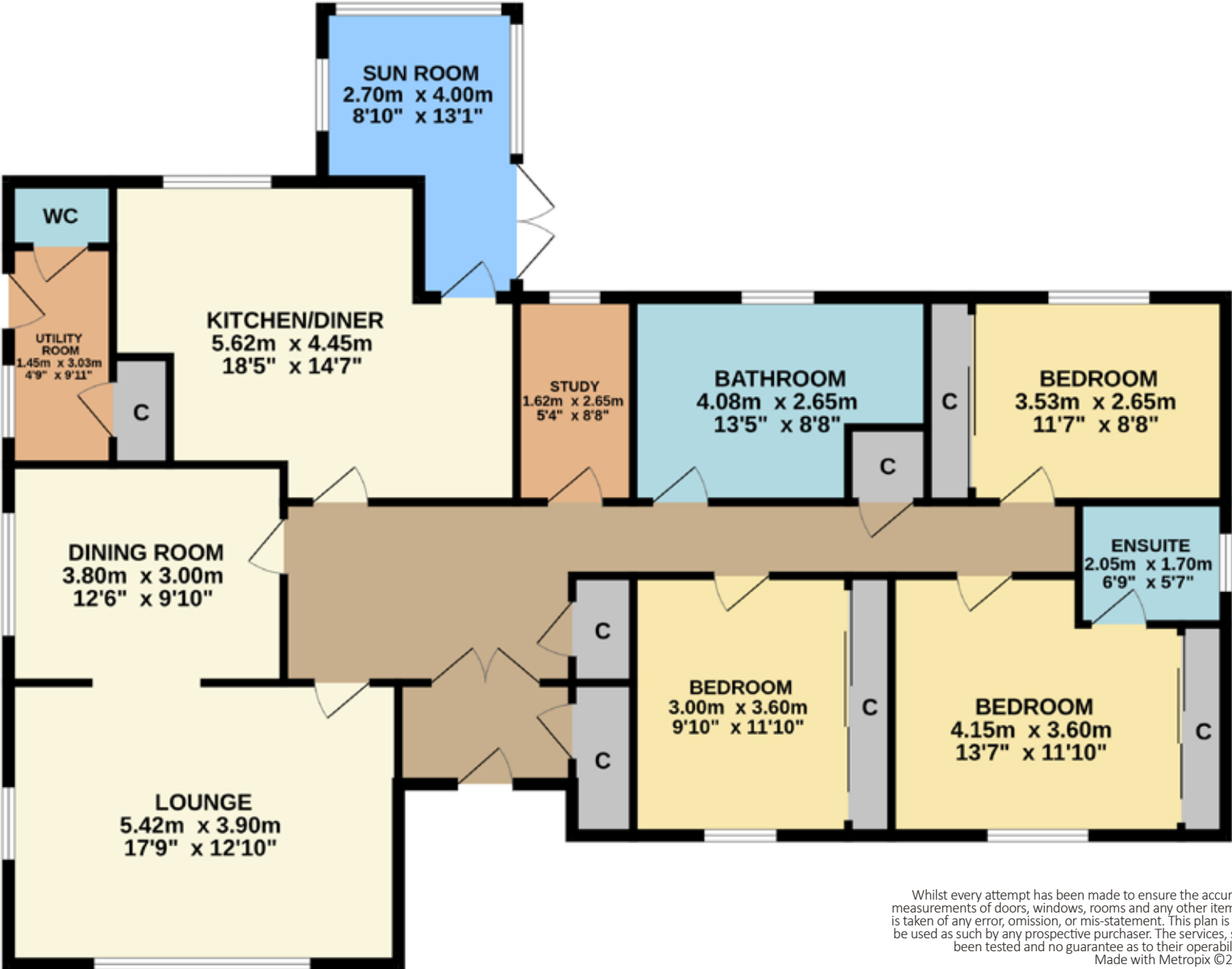


- **Central Hallway**
With the front door vestibule off and a built-in cupboard housing the infrastructure for the underfloor heating.
- **Office**
With a window to the rear.
- **Family Bathroom**
A very generously sized family bathroom with a large bath, shower cubicle, WC & WHB set in a vanity unit, heated towel rail and there is a window to the rear.
- **Double Bedroom 1**
With floor to ceiling built-in wardrobes and a window to the front.
- **Double Bedroom 2 (Ensuite)**
Again, with floor to ceiling built-in wardrobes and an ensuite off. The ensuite has a shower, WC, WHB and a heated towel rail.
- **Double Bedroom 3**
With floor to ceiling built-in wardrobes and a window to the rear.



Floor Plan

GROUND 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 of any error, omission, or mis-statement. This plan 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.
Made with Metropix ©2025

• **Attic Space**

There is a floored attic space which could have some potential for converting into further living space.



OUTSIDE

Crannog View occupies a very generous site and is approached by its own sweeping tarmac driveway where there is ample parking for several vehicles. The wrap around garden grounds are mainly laid to lawns with flowering borders and mature shrubs. In addition, there is a block-built double garage with two up and over doors and a personnel door, the garage benefits from electricity laid in.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Ground Sourced, Solar Panels	G	C (78)

Please note: We are informed that the contract for the roof mounted solar panels can be transferred to the new owners. This contract paid over £2,400 in the previous year and still has over ten years to run.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Braidwoods Solicitors**, for a definitive list of



burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

WARRANTY CLAUSE

Whilst the heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.



OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2025



