14, Barcloy Mill Road
Dalbeattie
DG5 4PR
Offers in the region of £290,000

www.JHSLAW.co.uk

01387 739000
info@jhslaw.co.uk

14, Barcloy Mill Road, Dalbeattie, DG5 4PR

PROPERTY SUMMARY

A beautifully presented two-bedroom detached home in the highly sought-after coastal village of Rockcliffe, offering comfortable, ready-to-move-into accommodation with lovely views towards Rockcliffe Beach, the Solway Firth and surrounding countryside.

The property features two double bedrooms, an en-suite, family bathroom, well-appointed kitchen/diner and an impressive, bright first-floor lounge with dual-aspect views.

Outside, the well-maintained wraparound gardens provide paved seating areas, lawn, established planting, off-street parking and an attached powered garage.

Ideally positioned for enjoying the Solway Coast, with Rockcliffe's beach, café and coastal walks close by, and Kippford, Dalbeattie and Castle Douglas within easy reach.

EPC: D ..

- ***Coastal Village***
- ***Stunning Solway Firth Views***
- ***Wraparound Private Gardens***
- ***Beautifully Maintained Throughout***
- ***Flexible Accommodation***
- ***Highly Sought After Location***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers in the region of £290,000

Property Description

This exciting two-bedroom detached home is situated in the highly sought-after and rarely available coastal village of Rockcliffe. Beautifully finished and well maintained throughout, the property offers an excellent opportunity to purchase a comfortable, ready-to-move-into home in one of Dumfries and Galloway's most picturesque coastal locations.

The accommodation is thoughtfully arranged over two floors, with the majority of the living space on the ground floor. This includes a well-appointed kitchen/dining room, two generous double bedrooms, an en-suite shower room and a family bathroom. Upstairs, a particularly impressive, bright and spacious lounge takes full advantage of the property's position, with dual-aspect windows providing lovely views towards Rockcliffe Beach, the Solway Firth and the surrounding countryside.

The property benefits from attractive views from almost every window, with the layout creating a natural connection between the house and its gardens. The wraparound gardens are well maintained and include paved seating areas to both the front and rear, a rear lawn, established planting and borders surrounding the property. There is also an attached, fully powered garage and off-street parking.

Rockcliffe is a beautiful and popular village on Dumfries and Galloway's Solway Coast, renowned for its scenery, coastal walks and relaxed atmosphere. The village itself has a sandy beach and café, with a number of walks and paths providing access to the surrounding coastline. The popular Jubilee Path leads to the nearby sailing village of Kippford, where there are two pubs, an independent shop/cafe and sailing club.

For a wider range of amenities, Dalbeattie is approximately 7 miles away and provides primary and secondary schooling, shops, cafés, pubs and other local services. The larger town of Castle Douglas is just over 12 miles away, while Dumfries, the regional capital, is approximately 22 miles away and provides a broader range of amenities, together with rail services. The surrounding coastline is also well served by public transport.

The property is fully fitted with double glazed windows and oil central heating throughout.

With its combination of a desirable coastal setting, attractive views, flexible accommodation and well-maintained gardens, this property is likely to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk

Entrance Hall
14'5" x 10'2" or thereby
The welcoming entrance hall provides access to all of the ground-floor accommodation, with stairs leading to the first floor. Two built-in storage cupboards provide useful additional storage.

Kitchen/ Dining Room
23'11" x 9'2" or thereby
A well-appointed and practical kitchen/dining room fitted with a range of wall and base units, composite sink and drainer, plumbed in dishwasher, built-in microwave, double oven, electric induction hob, extractor fan and fridge. Sliding doors provide direct access to a paved patio area within the front garden, creating a direct connection between the kitchen and outdoor space. In the dining area, there is a useful TV port.

Bedroom One
11'1" x 9'10" or thereby
A bright and spacious double bedroom with views over the rear garden and surrounding countryside. Built-in wardrobes, which include shelves and a hanging rail, provide useful storage as well as a TV port.

En-Suite
9'10" x 3'3" or thereby
The en-suite shower room is fitted with a shower cubicle, WC and vanity unit with wash hand basin.

Bedroom Two
11'1" x 9'2" or thereby
A further well-proportioned double bedroom with views over the garden and surrounding countryside. Built-in wardrobes provide additional storage.

Bathroom
9'2" x 6'10" or thereby
The family bathroom is fitted with a matching suite comprising bath with shower over, wash hand basin, WC and bidet.

Lounge
27'10" x 14'9" or thereby
A particularly impressive first-floor room, offering excellent natural light and wonderful dual-aspect views. From one aspect, the room enjoys views towards Rockcliffe Beach and the Solway Firth, while the other looks across the surrounding countryside. The generous proportions make this a highly versatile space, with potential to divide the room into separate areas to accommodate additional uses, such as a third bedroom, subject to the necessary consents. There is also a TV port in the room.

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHSLAW.co.uk

01387 739000
info@jhslaw.co.uk

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk

Garden

The property benefits from attractive wraparound gardens which make the most of its surroundings. To the front, there is off-street parking, a paved seating area and established planting, shrubs and borders. The attached garage is fully powered and provides useful additional storage, with plumbing in place for a washing machine. Paved pathways run to both sides of the property. To the rear, there is a further paved seating area, lawn and additional planting borders, providing a pleasant and private outdoor space from which to enjoy the surrounding scenery.

Viewing

By arrangement with the Selling Agents.

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk

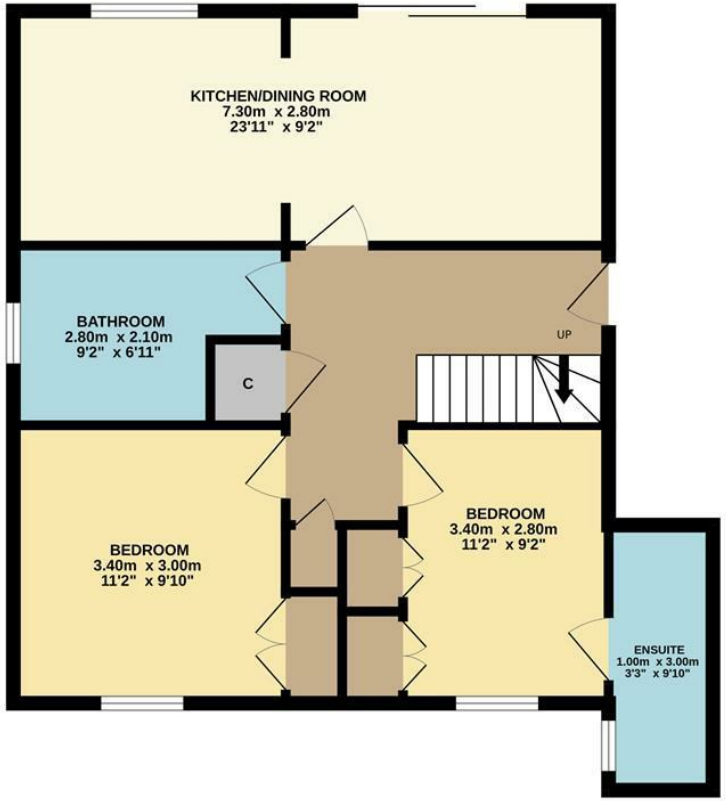
JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

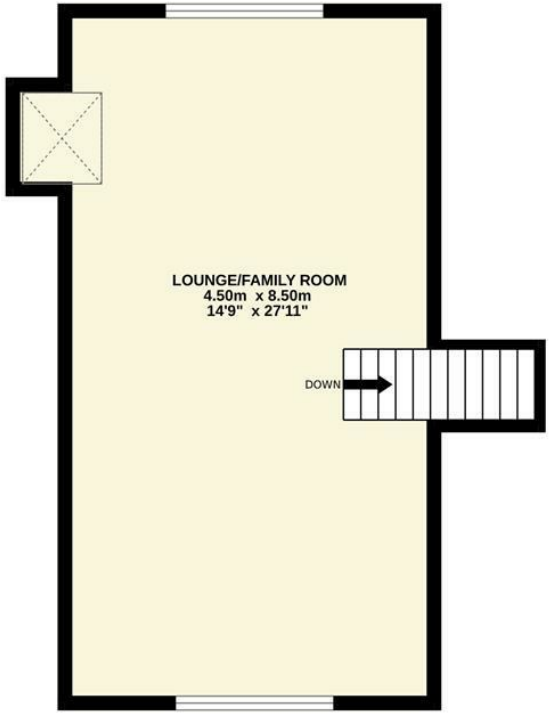
01387 739000

info@jhslaw.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 ©2026

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

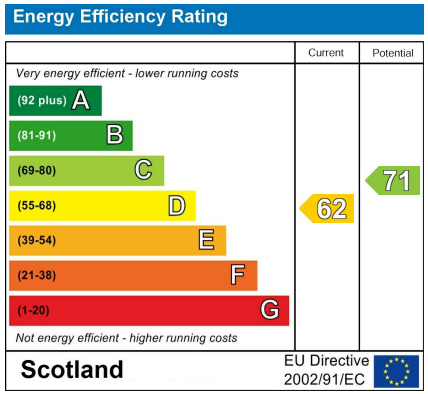
www.JHS LAW.co.uk

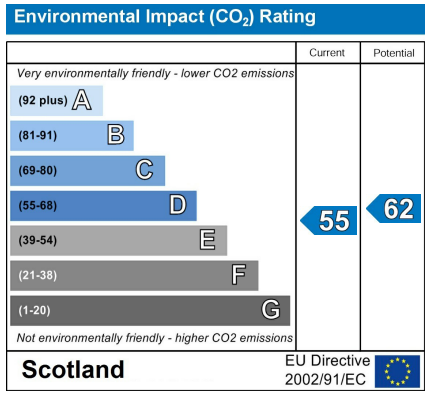
01387 739000

info@jhslaw.co.uk

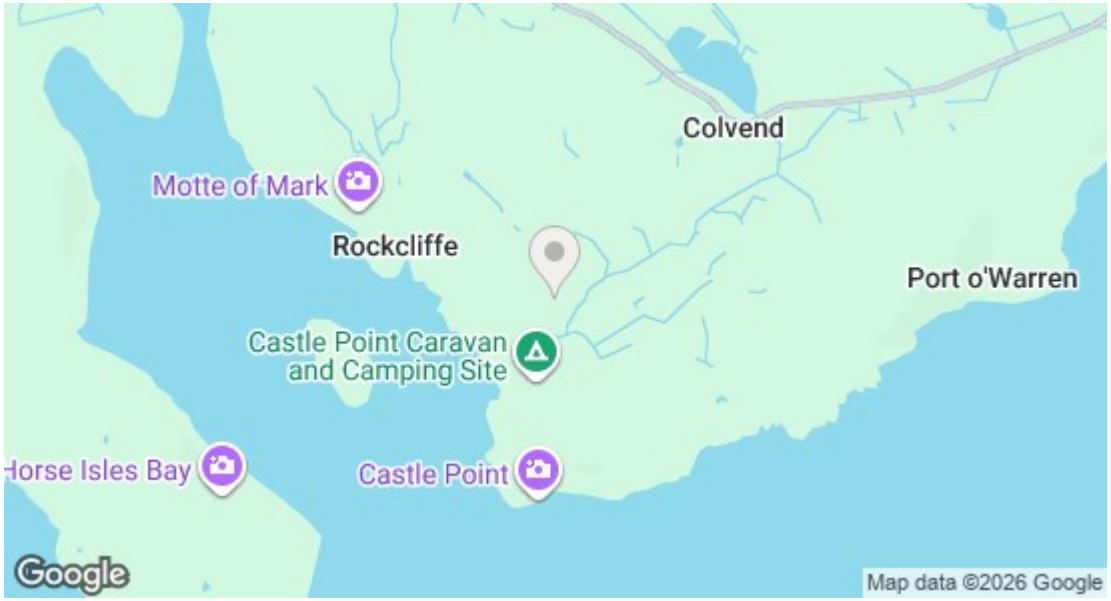
14
Barcloy Mill Road
Dalbeattie
DG5 4PR

House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Detached	Freehold	E	D	D





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHSLAW.co.uk

01387 739000
info@jhslaw.co.uk

@JHS LAW

@johnhendersonandsons

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk