



FLAT 11, DUNRAGIT HOUSE

Dunragit, Stranraer, DG9 8PH



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



FLAT 11, DUNRAGIT HOUSE

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Stranraer 6 miles, Newton Stewart 19 miles, Castle Douglas 50 miles, Ayr 55 miles, Dumfries 62 miles, Glasgow 90 miles

AN EXCEPTIONAL THREE BEDROOM SECOND/THIRD FLOOR MAISONETTE SITUATED WITHIN THE HISTORIC DUNRAGIT HOUSE WITH WONDERFUL COUNTRYSIDE VIEWS

- BEAUTIFULLY PRESENTED THREE BEDROOM MAISONETTE
- SPACIOUS AND VERSATILE ACCOMMODATION OVER TWO FLOORS
- WELL-MAINTAINED COMMUNAL GARDEN GROUNDS
- PRIVATE PARKING SPACE WITHIN RESIDENTS CAR PARK
- WITHIN WALKING DISTANCE OF GLENWHAN GARDENS
- CONVENIENTLY LOCATED FOR ACCESS TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Isobel Stewart
McAndrew & Richardson
44 Hanover Street
Stranraer
DG9 7RP
Tel: 01776 704 324



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

Occupying a superb position to the front of the historic Dunragit House, the flat enjoys an elevated setting with stunning views across the surrounding countryside.

The thoughtfully combined accommodation offers generous and beautifully proportioned living spaces, perfectly balancing period character with modern comfort. Arranged over two floors, the flat comprises a spacious lounge, boot room, kitchen, dining room and three bedrooms. The house benefits from new windows to the first floor.

Dunragit House is a Category B listed building, designated in 1972 for its architectural and historic significance. The substantial late 18th-century mansion incorporates earlier, possibly late 17th-century, fabric and has been altered and extended over time, including 20th-century additions. Constructed of washed rubble with a formal pedimented south frontage, it retains a range of historic features including sash-and-case windows, decorative stone detailing and a U-shaped courtyard to the rear. Historically built for the Hay family, the house became their principal residence around 1830 following their departure from Castle of Park, with panelling from the castle transferred to the house.

The house was converted into residential flats in the mid-to-late 1970s, reflecting its evolution from a private country house to its current residential use. Our clients purchased the first flat in 2017 and acquired the adjoining flat in 2021, carefully and sympathetically combining the two to create a single, spacious apartment while respecting the building's historic character. The property benefits from private parking and use of the communal grounds.

Dunragit is a charming village in southwest Scotland, ideally positioned for exploring the scenic Rhins of Galloway peninsula and the surrounding coastline. The village enjoys a peaceful rural setting while remaining within easy reach of the nearby towns of Glenluce and Stranraer. Just outside beside the house is Glenwhan Gardens, which has been described as one of the most beautiful made gardens in Scotland with unique & stunning sea views across to the Isle of Man, Luce Bay and the Mull of Galloway. Everyday amenities are available in nearby Glenluce, while Stranraer (6 miles) provides a comprehensive range of supermarkets, independent shops, healthcare facilities, secondary schooling and leisure amenities, as well as hosting the popular annual Stranraer Oyster Festival.

Communications to the area are much improved with the A75 link providing access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 10 miles away, and there are international airports in Glasgow (93 miles) and Edinburgh (129 miles). Main train links are

available from Stranraer (6 miles), travelling north to Ayrshire and Glasgow, and Dumfries (62 miles), offering services north and south.



METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Flat 11, Dunragit House are sought **in excess of: £150,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Flat 11 is situated in a beautiful countryside setting and has been sympathetically designed to retain many of its original period features. Accessed via a shared communal staircase, the property offers comfortable and well-presented accommodation, briefly comprising:

GROUND FLOOR

- **Front Door Vestibule**
The building is entered through a large white entrance door into the communal vestibule, where stairs lead to Flat 11's front door. A useful storage cupboard is located a half level below the flat.
- **Internal Door**
Opens into the rear hallway, providing access to the principal accommodation.
- **Boot Room**
A useful room currently utilised as a boot room, although equally suited as a home office, with a window to the rear.



- **Lounge**
A beautifully presented reception room featuring attractive wall panelling throughout. The room enjoys three windows to the front elevation together with a side window providing access to the fire escape. A multifuel stove and feature fireplace create an attractive focal point.



- **Bedroom 1**
A smaller bedroom with built-in cupboards and a rear-facing window.
- **Shower Room**
Fitted with a shower, wash hand basin and WC, with a window to the rear.
- **Central Hallway**
With the staircase leading to the first floor of the maisonette.
- **Kitchen**
Accessed through double doors from the hallway, the kitchen is fitted with a range of wall and base units incorporating a sink, together with plumbing for a washing machine and space for additional appliances, with a window to the rear.

- **Dining Room**

A cosy yet spacious dining room featuring a multifuel stove and a window to the front.

FIRST FLOOR

- **WC**

WC on half landing with a wash hand basin.

- **Upper Landing**

A large open landing with a Velux window.

- **Hallway**

Providing access to the eaves storage.

- **Bedroom 2**

A bright dual-aspect bedroom with coombed ceilings.

- **Bathroom**

Fitted with a bath, wash hand basin and WC, with a window to the rear.

- **Bedroom 3**

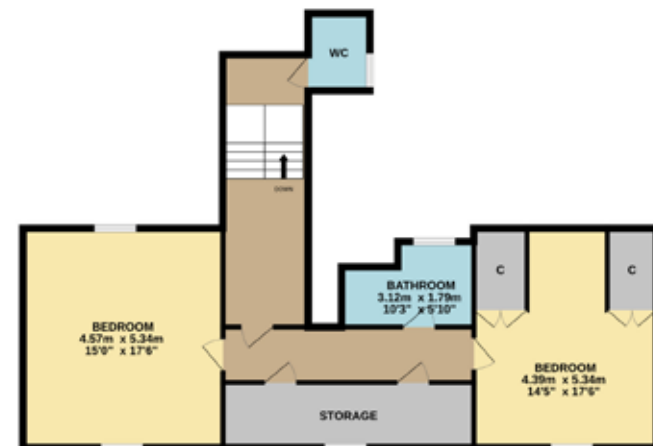
A further bedroom with built-in cupboards, coombed ceilings and a window to the front.



GROUND FLOOR



1ST FLOOR



OUTSIDE

The property benefits from beautiful communal garden grounds, and parking to the front.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Electric / Multifuel Stoves	C	F (21)

PLEASE NOTE: There is factoring charge in place for the maintenance of the grounds and insurance which is managed by the residences of Dunragit House. The cost of this is around £480 per annum, though this may vary depending on works required.

HOME REPORT

The home report for Flat 11 can be download from our website: www.threaverural.co.uk

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, **Isobel Stewart at McAndrew & Richardson**, 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.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central 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 AntiMoney 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 July 2026

