

A B & A
Matthews

Rocklands,
Borgue,
Kirkcudbright,
DG6 4SH

Offers in the region of £450,000



Borgue is a highly regarded rural village set within the scenic Dumfries and Galloway countryside, close to the picturesque Solway Coast. The village is known for its strong community spirit and peaceful setting, offering an attractive lifestyle for those seeking a balance of rural charm and coastal living. The surrounding area is renowned for its rolling farmland, unspoilt landscapes, and scenic coastal walks, making it ideal for those who enjoy outdoor pursuits.

The village benefits from the village hall which hosts many events and the well-regarded Borgue Hotel, which serves excellent food and acts as a popular social hub for both residents and visitors.

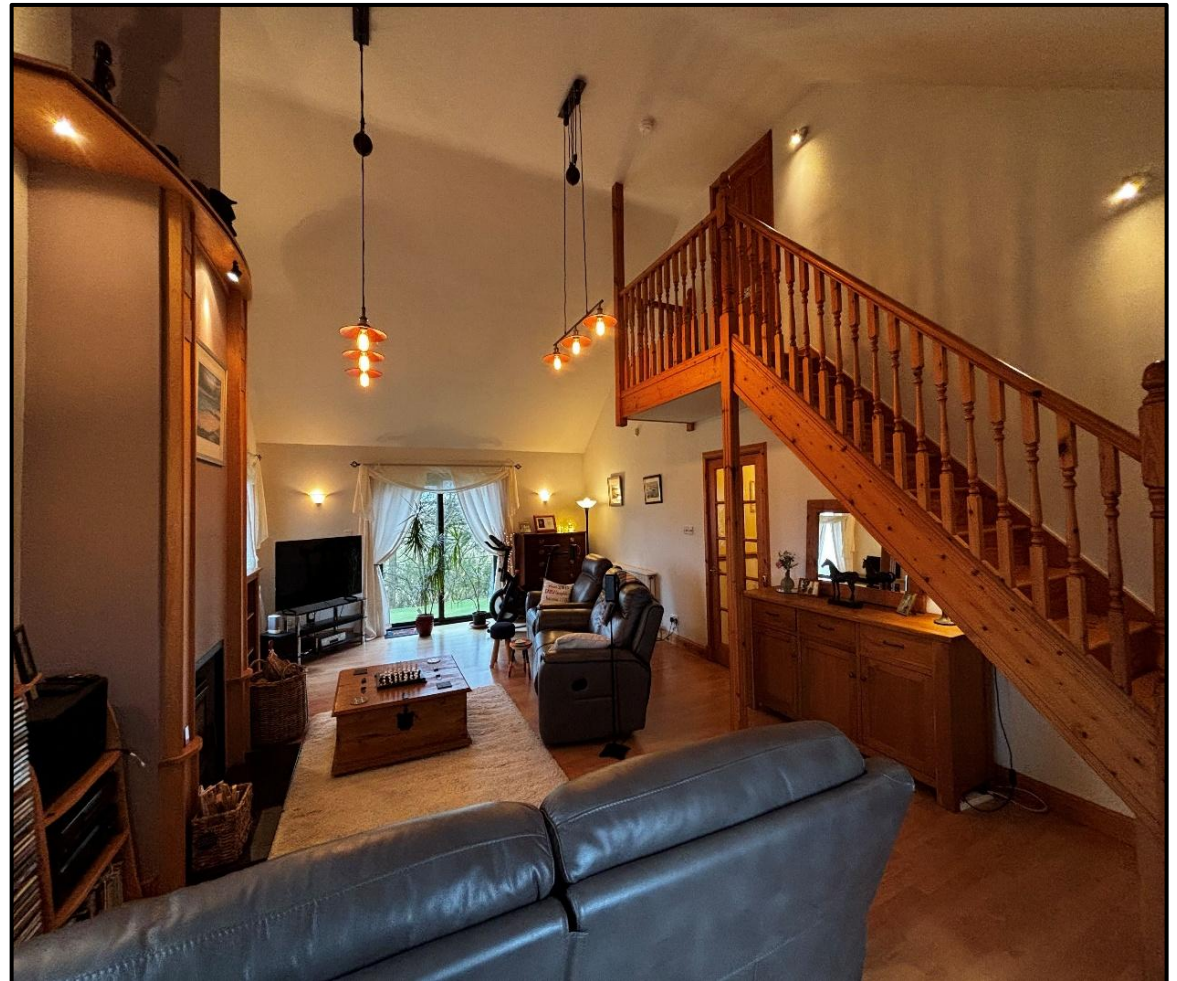
More comprehensive amenities can be found in the nearby town of Kirkcudbright, often referred to as the “Artists’ Town.” This historic and picturesque harbour town is celebrated for its rich artistic heritage and vibrant cultural scene, with charming streets lined with galleries, boutiques, and cafés. Kirkcudbright offers a full range of amenities, including shops, restaurants, pubs, primary and secondary schools, a marina, and a variety of community facilities.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



KEY FEATURES:

- **Superior detached property**
- **4 bedrooms**
- **Rural location**
- **Walk-in condition**
- **Double glazed and oil central heating**
- **Elevated position with superb views**
- **Off-road parking**
- **Garage**

A charming detached family home enjoying an elevated position with superb panoramic views across the surrounding countryside. Offering well-presented and versatile accommodation, the property provides four bedrooms and two reception rooms, making it ideally suited to modern family living.

The ground floor comprises a welcoming entrance porch and hallway, a spacious lounge, well-appointed kitchen and dining area, family bathroom and three bedrooms. The first floor offers a versatile sitting room, a further double bedroom and a contemporary shower room.

Externally, the property occupies a peaceful rural setting and benefits from off-road parking, together with a substantial garage providing excellent storage and practical utility space. The well-maintained garden is particularly appealing, featuring a children's activity area with swing and climbing frame, as well as a raised seating platform from which to enjoy the attractive countryside surroundings. The lawn is maintained by a robotic mower for added convenience.

Further benefits include a NEST smart thermostat-controlled heating system and NEST security cameras, providing both comfort and enhanced peace of mind.

Combining generous accommodation, attractive outdoor space, modern conveniences and an enviable countryside setting, this delightful detached property offers a rare opportunity to enjoy a peaceful rural lifestyle without compromising on practicality.





GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.50m x 1.20m

UPVC glazed entrance door. Glazed hardwood door gives access to the hall.

Hall

Access to all rooms. Two shelved storage cupboards, one housing the electric meters. Two radiators.

Lounge – 7.90m x 4.90m

An impressive, light-filled lounge enjoying panoramic views over open farmland. Triple-aspect glazing includes south and east-facing windows and west-facing sliding patio doors opening directly onto the garden. The room is enhanced by an attractive feature fireplace with multi-fuel stove and marble hearth, with stairs rising to the first-floor accommodation and three radiators completing this welcoming space.

Kitchen/Dining Area – 7.80m x 3.88m

A spacious and light-filled open plan kitchen and dining area, ideal for entertaining family and friends, enjoying west, east and north-facing windows. The kitchen is fitted with a good range of wall and floor units, complemented by beech worktops with matching upstands and a ceramic Butler-style sink. A Rangemaster cooker with extractor hood above forms a practical centrepiece, with space and plumbing for a dishwasher. An attractive multi-fuel stove with brick-effect surround and wooden mantel provides a charming focal point. Tiled flooring runs throughout, and a hardwood stable-style door offers direct access to the garden.

Bedroom 1 – 4.43m x 3.52m

East facing window. Built-in wardrobe with hanging storage. Radiator.



Bedroom 2 – 3.20m x 3.00m

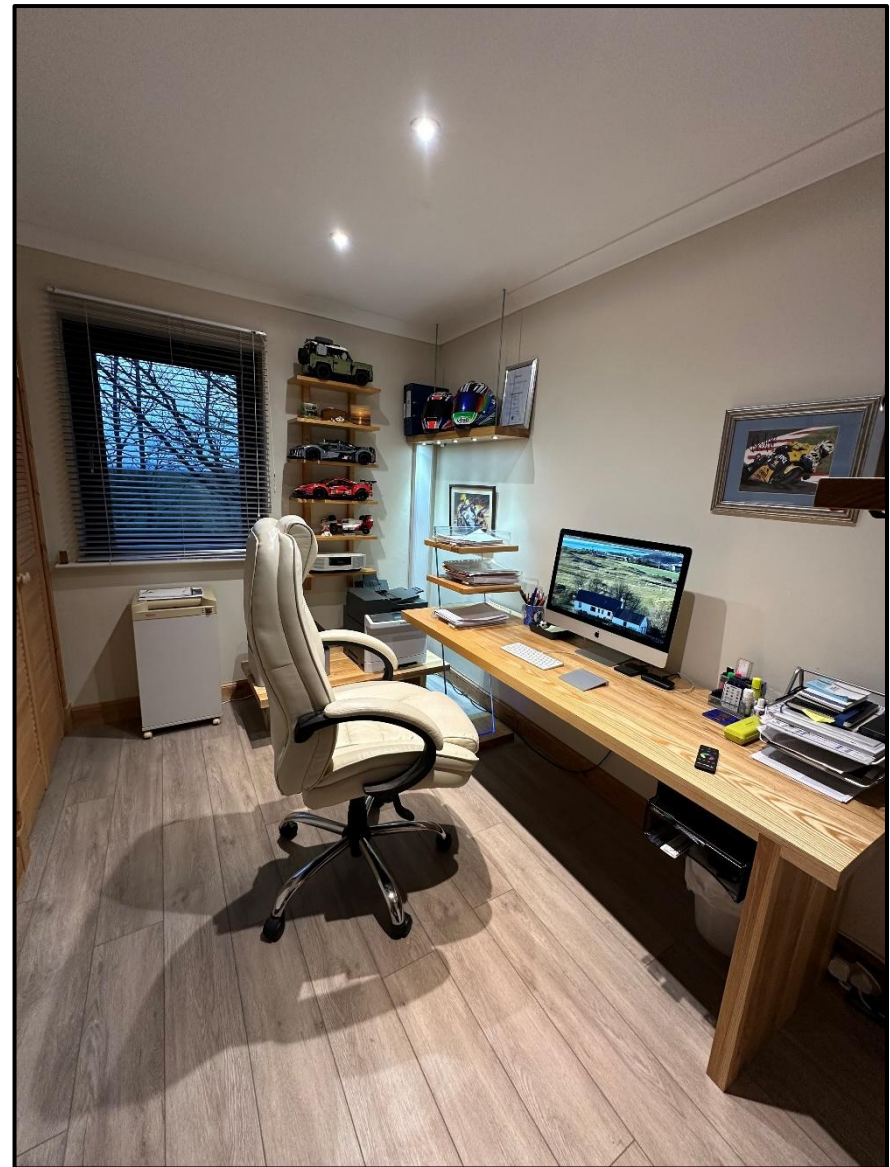
West facing window. Built-in wardrobe. Radiator.

Bedroom 3/Office – 3.10m x 2.20m

West facing window. Currently used as an office. Built-in wardrobe with shelved storage. Radiator.

Bathroom – 2.78m x 2.70m

Fully tiled and fitted with a white suite comprising WC, wash hand basin, corner bath and shower cubicle with mains water shower. Heated towel rail. Radiator.



FIRST FLOOR ACCOMMODATION

Sitting Room – 4.80m x 3.60m

Two west facing Velux windows. Two eaves storage cupboards. Two radiators.

Bedroom 4 – 3.80m x 3.60m

Two west facing Velux windows. Two eaves storage cupboards. Built-in shelving. Radiator.

Shower Room – 2.10m x 1.96m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with electric shower. Radiator



Garden

The property is set within a generous plot, enjoying a wrap-around garden predominantly laid to lawn for ease of maintenance, with patio and decked seating areas ideal for outdoor relaxation. A private driveway provides off-road parking for several vehicles and is framed by well-stocked borders featuring mature shrubs, offering colour, interest and a good degree of privacy.

OUTBUILDINGS

The property benefits from a double garage with power and light connected, currently arranged to provide a workshop area and a separate utility room. The utility room houses the boiler and electric meters and is fitted with wall units, ample worktops, and space and plumbing for a washing machine and tumble dryer, offering practical and flexible additional accommodation.







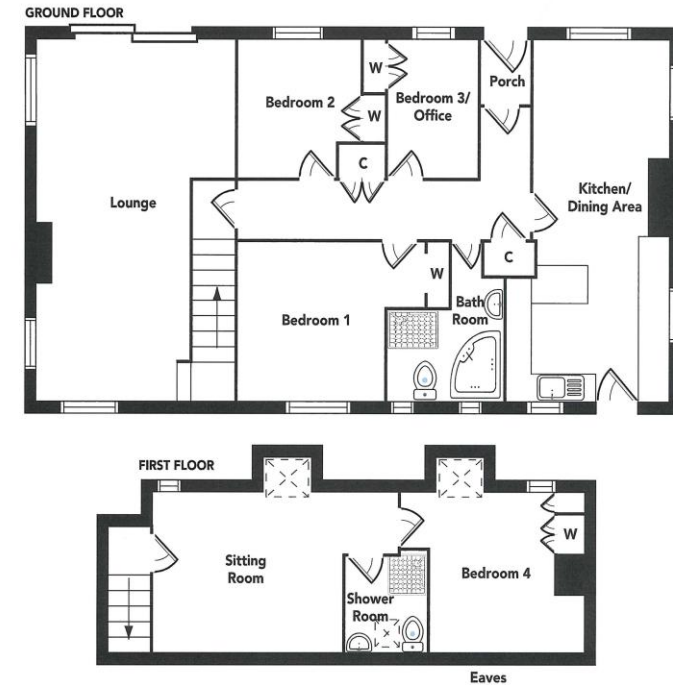


SERVICES

Mains supply of water and electricity. Oil central heating. The property is connected to the mains drainage system. EPC = D

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



Floorplans are indicative only - not to scale
Produced by Plusholans

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None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

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