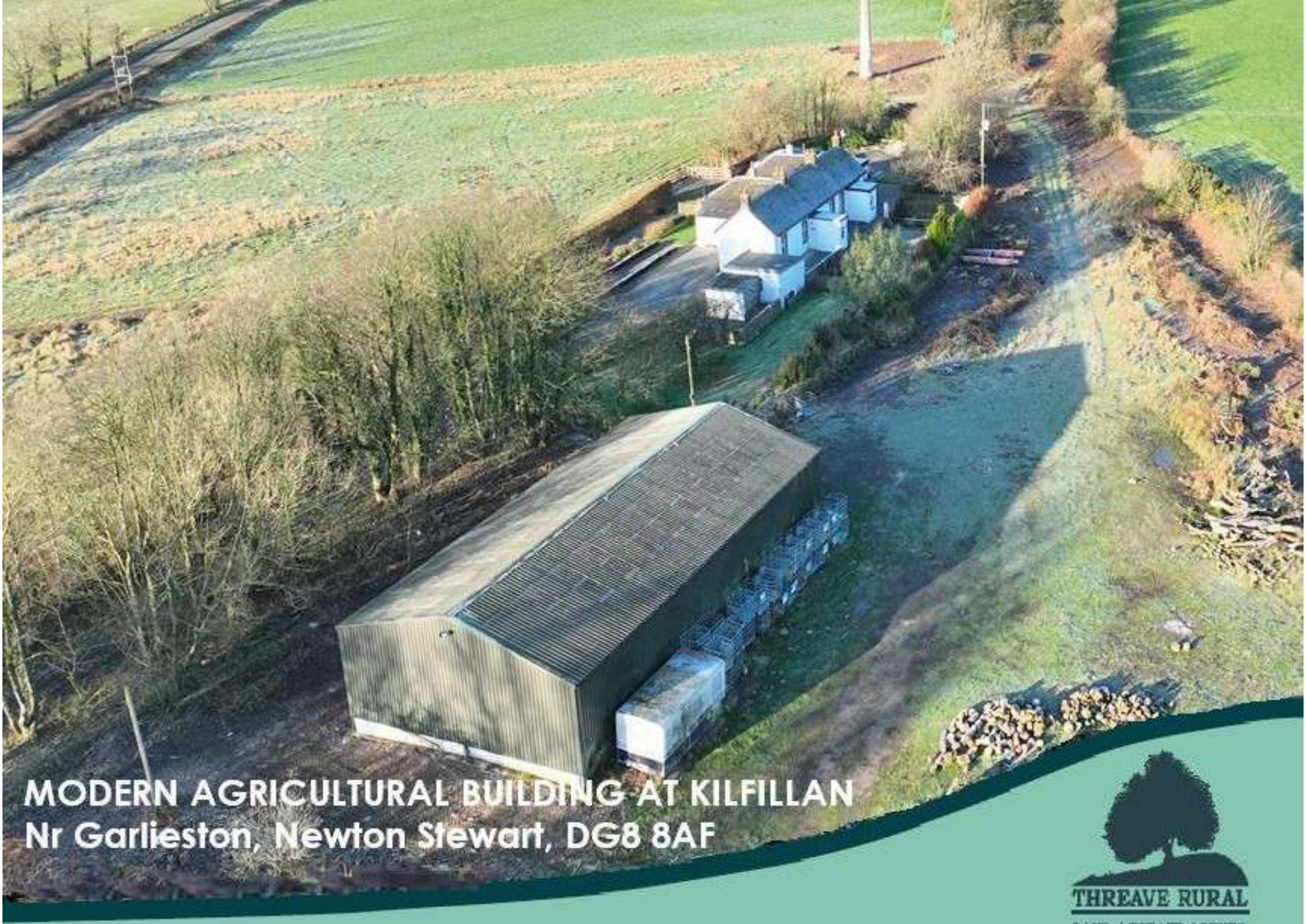
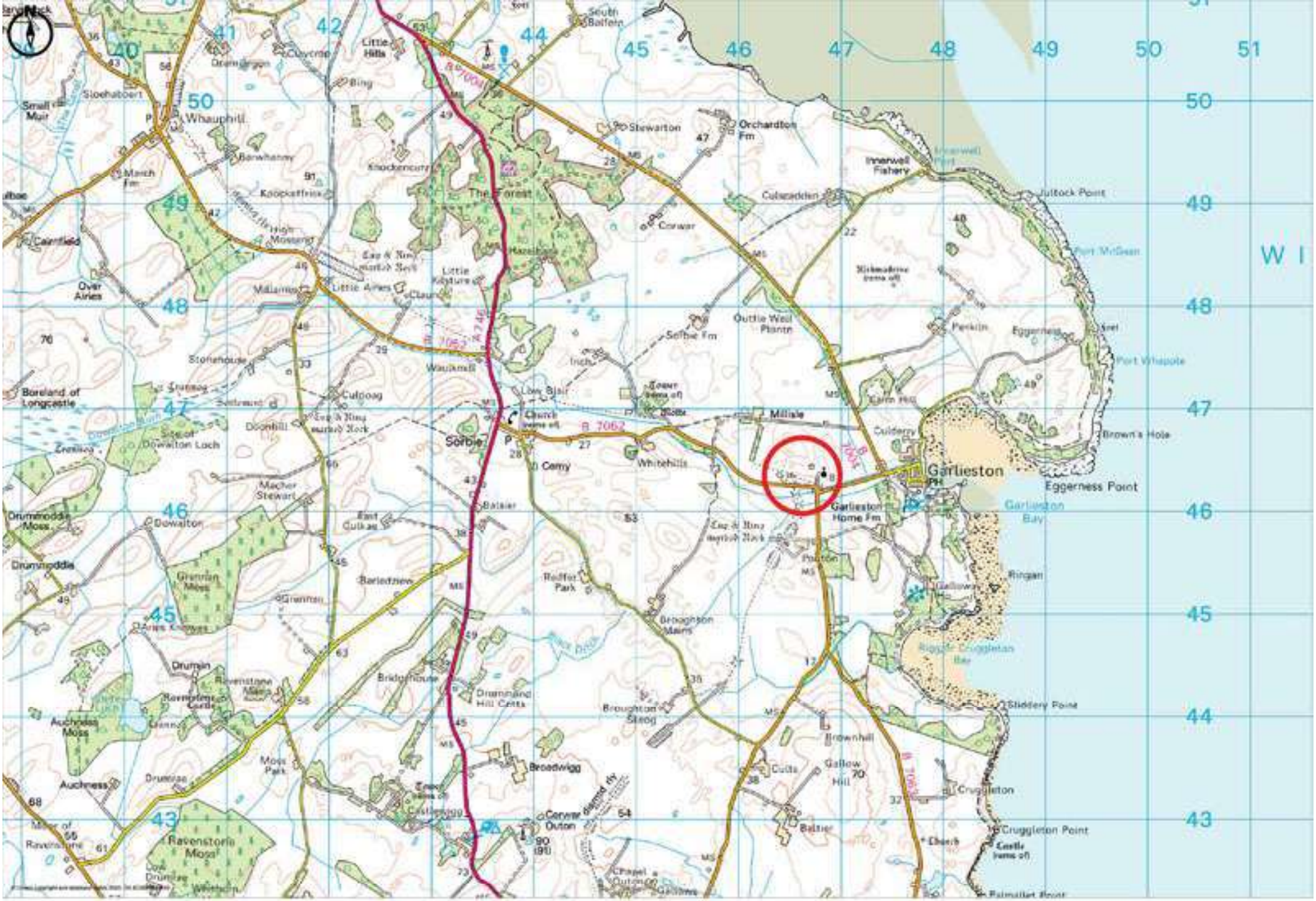


MODERN AGRICULTURAL BUILDING AT KILFILLAN
Nr Garlieston, Newton Stewart, DG8 8AF

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Promap
© LANDMARK INFORMATION
© Crown copyright and database rights 2025. OS AC0000813445
Printed Scale - 1:50000. Paper Size - A4

MODERN AGRICULTURAL BUILDING AT KILFILLAN

Nr Garlieston, Newton Stewart, DG8 8AF
Newton Stewart 15 miles, Stranraer 34 miles, Ayr 58 miles, Dumfries 62 miles, Glasgow 93 miles

MODERN AGRICULTURAL BUILDING AND YARD SITUATED IN A RURAL BUT ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- MODERN AGRICULTURAL BUILDING 60FT x 40FT WITH WATER AND ELECTRICITY
- CURRENTLY UTILISED FOR STORAGE BUT HAS MULTIPURPOSE USES
- DEDICATED ACCESS TRACK AND HARD STANDING YARD
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND MAJOR ROAD NETWORKS

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS
Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk

VENDORS SOLICITOR
A B & A Matthews
37 Albert St
Newton Stewart
DG8 6EG
Tel: 01671 404100

PARTICULARS OF SALE

This agricultural building is situated a short distance from the pretty harbour village of Garlieston. The building is currently utilised for storage of machinery, etc., and benefits from water and electricity along with its own access track from the main road. The shed measures 60ft x 40ft and benefits from a concrete floor a large hardstanding yard with the whole plot measuring about 3.309 acres Although used for dry storage at present the building could be utilised for a number of uses.

It should be noted that Threave Rural are also marketing Kilfillan Croft & Kilfillan Cottage separately, details of which can be found on our website.

Garlieston is a charming coastal village on the Solway Coast of the Machars Peninsula, nestled between Wigtown and the Isle of Whithorn. This picturesque and peaceful harbour town offers a welcoming community with a primary school, village pub, café, and shop.

Further amenities can be found in Whithorn (4 miles), which offers a range of shops, cafés, a pharmacy, primary school, veterinary clinic, doctors' surgery and a garage. Nearby Wigtown, Scotland's National Book Town, is around 8 miles away and is home to the renowned annual Wigtown Book Festival. A wider selection of services is available in Newton Stewart (15 miles), including supermarkets, shops, professional services, a leisure centre and a secondary school.

This part of southwest Scotland is a haven for outdoor enthusiasts, offering scenic cycle routes through the Machars, beautiful coastal and countryside walks, fishing, golf, and the chance to enjoy the region's exceptional birdlife. With numerous sandy beaches and secluded coves nearby, it's perfect for family outings or peaceful coastal escapes.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. Ferry services to Northern Ireland operate from Cairnryan (36 miles approx.), while Glasgow International Airport lies around 98 miles from the property. The mainline railway station at Stranraer offers regular services to Ayr, Troon, Kilmarnock, Prestwick Airport and Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.
What3Words: ///thrusters.unfounded.dashes

GUIDE PRICE

Offers for the agricultural building and yard are sought in **excess of: £70,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



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, **A B & A Matthews,** for a definitive list of burdens subject to which the property is sold.

INGOING
There are no ingoing claims affecting the property.

WARRANTY CLAUSE
Whilst 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.

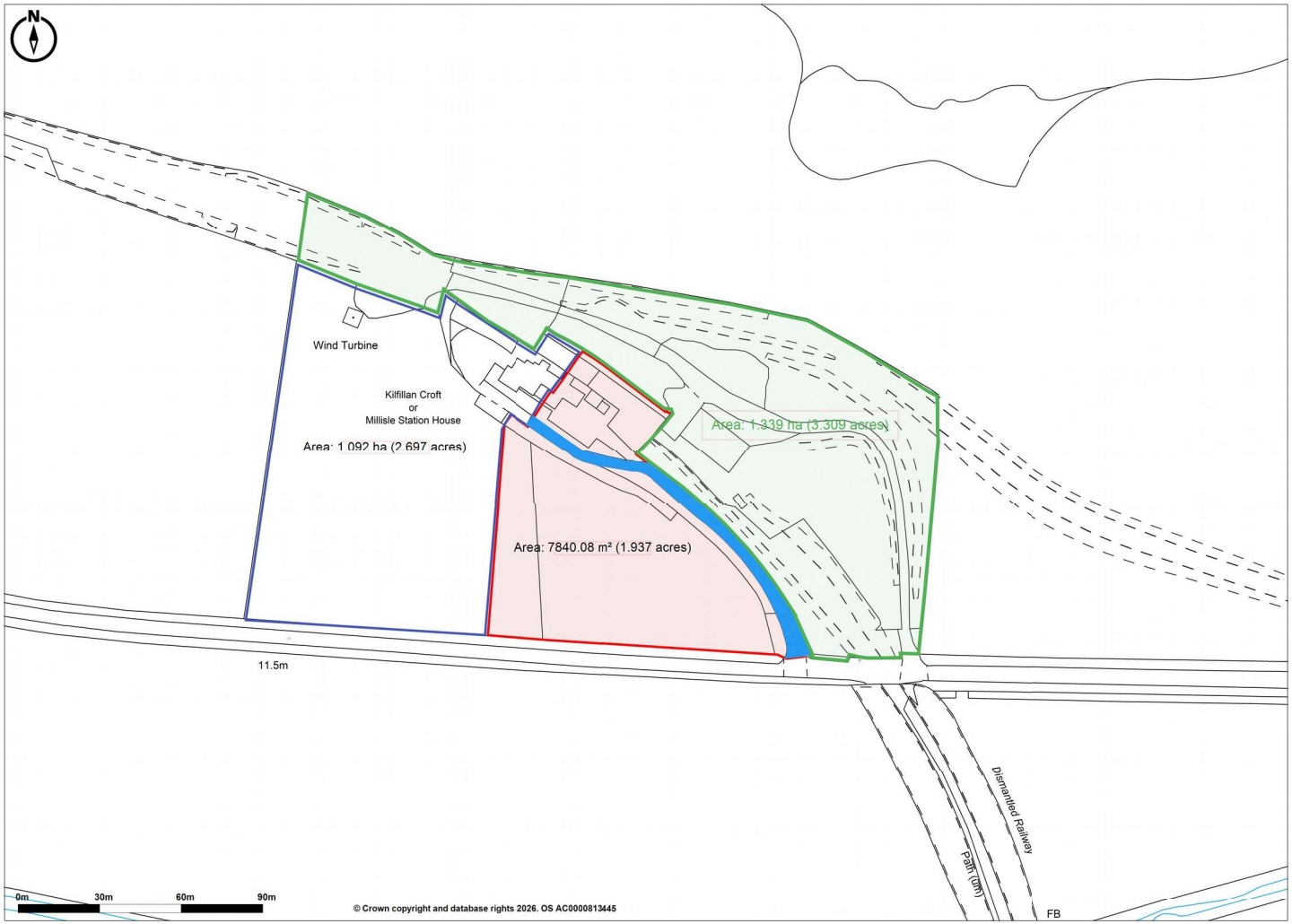
GENERALLY
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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 October 2026



Promap
LANDMARK INFORMATION

© Crown Copyright and database rights 2026. OS AC0000813445
Plotted Scale - 1:2500. Paper Size – A4