



# CAIRNGILL COTTAGE

Sandyhills, Dalbeattie, DG5 4NZ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# CAIRNGILL COTTAGE

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Dalbeattie 7 miles, Castle Douglas 13 miles, Dumfries 19 miles, Carlisle 52 miles, Glasgow 95 miles

## A BEAUTIFULLY SITUATED COUNTRYSIDE COTTAGE ENJOYING ITS OWN WOODLAND AND ELEVATED COASTAL VIEWS

- WELL-PROPORTIONED THREE BEDROOM HOME
- EXTENSIVE GROUNDS WITH APPROXIMATELY 7 ACRES OF WOODLAND
- LOCATED ALONG A NO-THROUGH ROAD
- SUPERB COASTAL LOCATION WITH BREATHTAKING VIEWS
- LIFESTYLE PROPERTY WITH POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- RURAL BUT ACCESSIBLE LOCATION TO MAJOR ROAD NETWORKS

### IN ALL ABOUT 7 ACRES

#### VENDORS SOLICITORS

John Lawson  
Primrose and Gordon  
1 Newall Terrace  
Dumfries  
DG1 1LN  
Tel: 01387 267316



#### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Cairngill Cottage is a charming single-storey home set along a private no-through road, with stunning coastal views. Ideally located in the sought-after Sandyhills area, it offers a rare opportunity to acquire a home in a location renowned for its unspoilt beaches and breathtaking scenery.

The cottage has been owned by the same owners for 40 years and a new extension was added around 20 years ago. Thoughtfully arranged throughout, Cairngill Cottage has three comfortable sized bedrooms, a lounge, kitchen and utility room. The layout creates a warm and inviting home, ideally suited to those who appreciate space, privacy and the enjoyment of extensive woodland and gardens, making it a superb lifestyle property.

Surrounding the property is an enclosed garden and approximately 7 acres of private woodland, forming a remarkable natural setting. The grounds are home to abundant wildlife, mature trees and seasonal wildflowers, providing a private environment with plenty of space to explore. Altogether, Cairngill Cottage presents a unique opportunity to enjoy coastal living in a truly beautiful setting.

Just under 2 miles away in Colvend, there is a village shop and a primary school, while nearby Dalbeattie provides a wide range of essential services with a relatively newly constructed school catering for nursery through to secondary education. The town also boasts a range of retail and professional services, along with a medical practice and leisure facilities. In addition, the former Dalbeattie Primary School, only a short walk away, is currently being transformed into an activity centre which will be known as the Rocks and Wheels project, the plan is to regenerate this much-loved building and is expected to have a climbing wall, bouldering facilities, external pump track, café and community meeting spaces. Dalbeattie Forest also boasts one of the 7stanes world-class mountain biking centres.

A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

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

Outdoor and sporting enthusiasts are exceptionally well-catered for with opportunities for shooting, fishing, walking, sailing, cycling and golf. Local courses, Colvend and Southernness, offer excellent facilities, while the Solway Coast provides charming villages and scenic coastal walks.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 71 miles away, and there are international airports in Glasgow (99 miles) and Edinburgh (97 miles). Main train links are available from Dumfries (19 miles) and Carlisle (52 miles) offering an express train to London and Glasgow.



## DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.  
*What3Words: ///corrupted.spoiler.lawn*

## METHOD OF SALE

The property is offered for sale privately.



## GUIDE PRICE

Offers for Cairngill Cottage are sought in excess of: **£280,000**

## 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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## PARTICULARS OF SALE

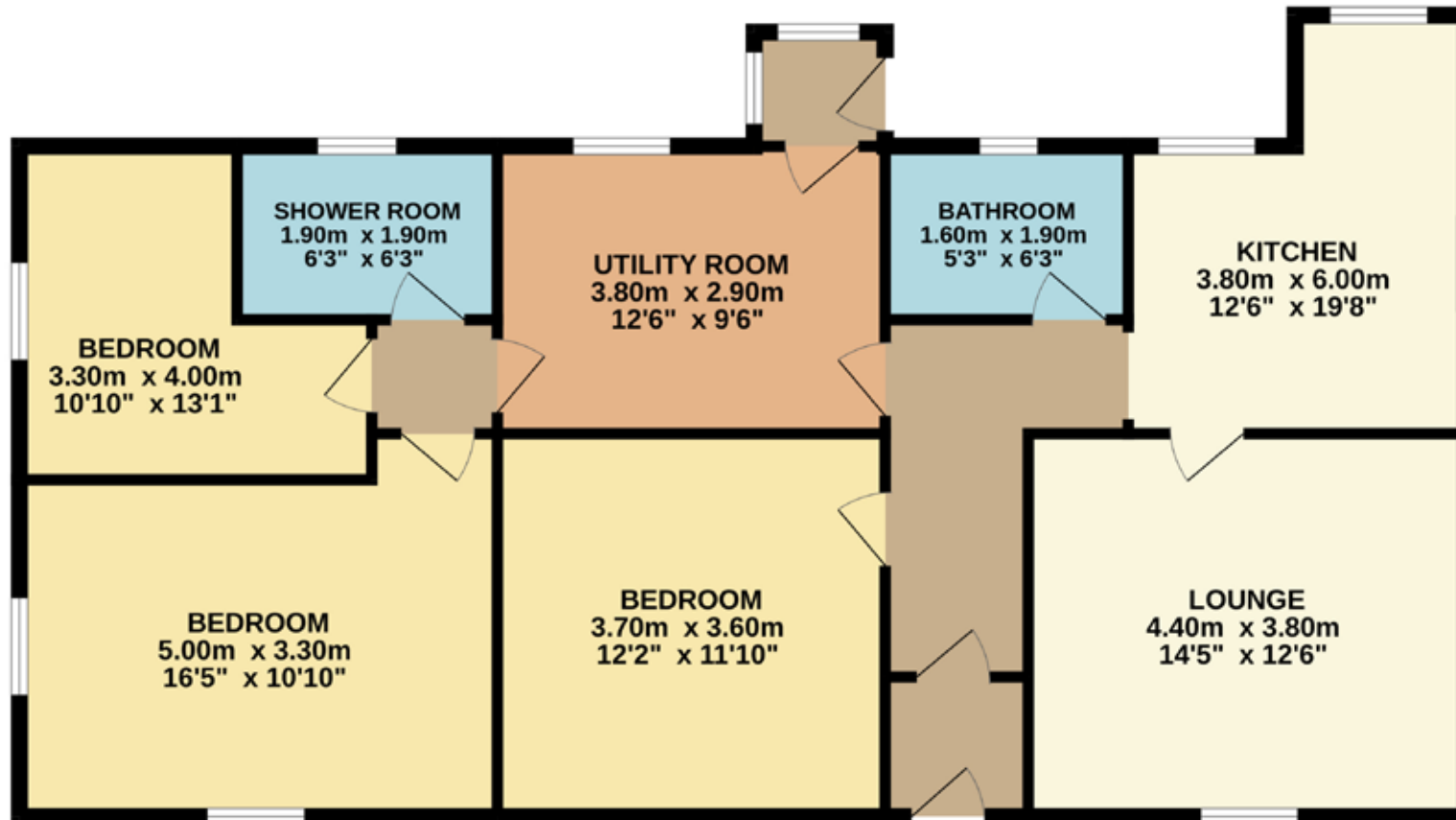
Cairngill Cottage is a traditional cottage with a slate roof, benefitting from solar panels and a new heat pump, with newly installed radiators. The house offers well-proportioned accommodation over a single floor, briefly comprising:

- **Rear Porch**  
Of UPVC construction with a part-glazed door leading to the rear garden. This area provides an ideal space for coats and boots.
- **Utility Room**  
Fitted with base units and a Belfast sink, with plumbing for white goods and a window to the rear. Two doors provide access to the separate hallways.
- **Central Hallway**  
A spacious hallway with the front door porch.
- **Family Bathroom**  
Fitted with a bath with a shower over, WC and wash hand basin. The room benefits from a window to the rear.
- **Kitchen**  
Fitted with a range of wall and base units with integrated electric oven and hob. There are triple aspect windows and space for a kitchen table.



# Floor Plan

## GROUND 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.  
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- **Lounge**  
A cosy and inviting room, with a multifuel fireplace forming an attractive focal point and a front-facing window.
- **Bedroom 1**  
A well-proportioned bedroom featuring a large window to the front and built in shelving.

- **Inner Hallway**  
Accessed from the utility room, this hallway leads to the remaining bedrooms and shower room.
- **Shower Room**  
Comprising a corner shower, WC and wash hand basin, with a rear-facing window.
- **Bedroom 2**  
With a fitted wardrobe and double-aspect windows enjoying sea views.
- **Bedroom 3**  
A spacious double bedroom with a window to the side.



#### **OUTSIDE**

The cottage is surrounded by enclosed gardens which open directly into approximately 7 acres of private woodland, through which a burn flows, enhancing the natural setting. The property also benefits from a detached garage of brick construction.



The woodland features mature trees, abundant wildlife, and seasonal wildflowers, offering year-round interest. The cottage is approached via a private track with established access, providing a quiet, secluded setting while remaining practical for everyday use.



#### **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.

#### **SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Air sourced heat pump	C	C (79)

#### **HOME REPORT**

The home report for Cairngill Cottage can be downloaded directly from our website: [www.threaverural.co.uk/property](http://www.threaverural.co.uk/property)

#### **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, **John Lawson at Primrose and Gordon**, for a definitive list of burdens subject to which the property is sold.

#### **ENTRY & VACANT POSSESSION**

Immediately upon completion.

### **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 May 2026***

# Sale Plan

