



Welburn

Jubilee Path | Kippford | Dalbeattie | Kirkcudbrightshire | DG5 4LW

 FINE & COUNTRY

WELBURN

Welburn sits in an enviable elevated position in a quiet location within the sought-after sailing village of Kippford. It enjoys superb views over the Urr Estuary and to the surrounding hills beyond, and boasts excellent walking routes from the doorstep, including the lovely coastal walk from Kippford to nearby Rockcliffe.



ACCOMMODATION

The front door opens into a welcoming hallway, with built in storage cupboards, direct access to all ground floor rooms and the integral garage.

The sitting room boasts a large picture window offering unrivalled views, a wood effect floor and a wood burning stove set on a granite hearth. The dining room is semi open plan to the hall, located adjacent to the kitchen, is glazed on three elevations and offers the perfect entertaining space, with sliding doors that lead directly to the terrace.

The modern kitchen enjoys a view over the Estuary and is fully fitted with attractive wooden units, granite worksurfaces and integrated appliances to include a Miele dishwasher, Neff double oven, induction hob, larder units and full-size fridge with freezer compartment. The units offer excellent storage with deep drawers and tall cabinets.

There are two double bedrooms on the ground floor. The first boasts a built-in wardrobe and ensuite bathroom, comprising a large shower cubicle (mains shower), bath, WC and a wash hand basin set in a vanity unit. The second bedroom is also double in size and features a built-in wardrobe. Located next to this bedroom is the shower room, which offers a generous shower cubicle (mains shower), WC and wash hand basin.

An oak and glazed staircase leads down to the rest of the accommodation. Off the lower hallway is a built-in sauna, which can also be a steam room and has a mains water connection for this purpose.

The principal bedroom is located downstairs and is an excellent size, featuring two sets of fitted wardrobes and a large ensuite bathroom, comprising shower cubicle (mains shower), separate bath, bidet and wash hand basin. From the bedroom glazed sliding doors open straight out to the terrace and garden, and ensure superb views are enjoyed from this room.

There is a large utility room which is fitted with a range of modern units and a stainless steel sink. This room has a door leading out to the terrace and garden and could be easily converted into a fourth en-suite bedroom, utilising the separate WC adjacent, if so desired.

There are spacious storage areas/cellars accessed from the lower ground floor which make excellent use of otherwise redundant space, and which provide easy access to plumbing and electrics. There is also loft space above the ground floor.

The integral garage has an electronically operated door, an EV charging point, power and light, and has a part glazed door leading out to the rear garden. There is an additional store room located and accessed from the lower level, offering the ideal space for wetsuits, paddleboards, garden furniture etc.





























OUTSIDE

From Jubilee Path there is a tarmac parking area leading to the garage and front door.

Mature shrubs and plants sit in a flowerbed giving the front facing windows privacy. The main garden is to the rear, and slopes gently downwards allowing full enjoyment of the estuary view.

There is an abundance of mature and colourful planting featuring many beautiful shrubs, with attractive dry-stone walls contrasting nicely with the lawned areas. A stunning patio at ground floor level and accessed from the dining room, is the perfect place for alfresco entertaining, has a frameless glass balcony so as not to interrupt the views, and is complemented by the terrace at lower ground level adjacent to the principal bedroom. All areas of the garden have been beautifully landscaped and feature an array of specimen trees, plants and bushes. There are flowering borders, seating areas from which to enjoy the view and areas of lawn.





LOCAL AREA

Welburn sits close to the top of Jubilee Path, a popular address within the sought after village of Kippford. The village is extremely popular and provides two hotels, the Solway Sailing Club, village hall, 9 hole golf course with tea room, a gift shop/small delicatessen, and a pottery.

Kippford is one of the most desirable areas in the region, featuring beautiful coastal walks as well as being on the edge of Dalbeattie Woods, which is ideal for cycling and walking. Kippford is a picturesque sailing village and a popular holiday destination, four miles from Dalbeattie.

The nearby town of Dalbeattie offers a large range of amenities as well as primary and secondary schools, health centre and veterinary services. The region's capital of Dumfries is 18 miles to the east and offers a wide range of services including a major hospital.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast is popular with sailors and Kippford have safe moorings.

Transport links to the area are very good. There is a main line railway station in Dumfries, and there are regular flights to the rest of the UK, Ireland and Europe from Prestwick Airport, which is about 1 1/2 hour's drive to the north. Edinburgh and Glasgow can be reached in less than two hours.





ADDITIONAL INFORMATION

NOTE: Please be aware that the property is currently empty and some images have been virtually staged.

Services: Mains electricity and water. Mains drainage to ground floor (the drainage for the lower level goes through a nearby pumping station and up Jubilee Path). There are 16 solar pv panels on the roof, which have a Feed In Tariff running for another 10 years. There are also two solar thermal panels which provide hot water for a good part of the year. There is oil fired central heating, and a wood burning stove in the sitting room which adds extra cosiness on colder days. The master ensuite has electric underfloor heating. Broadband connection.

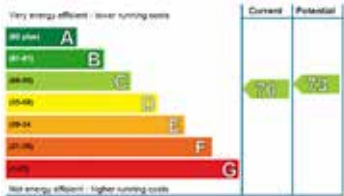
EPC Rating: C

Local Authority: Dumfries & Galloway. Council Tax Band G

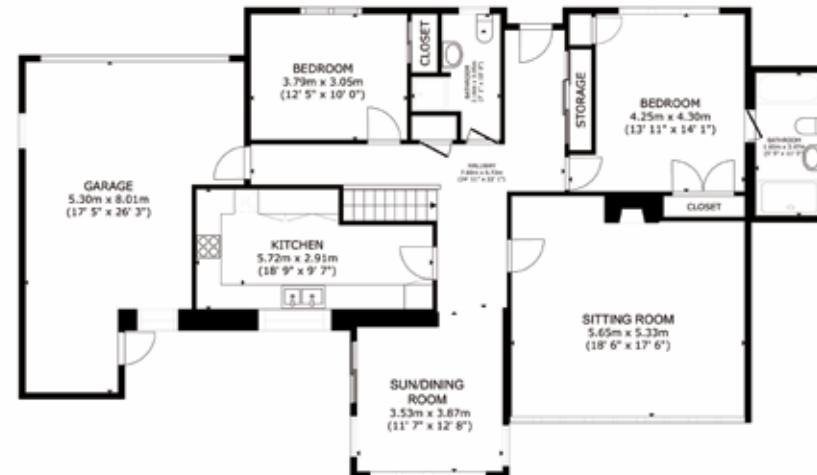
Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Viewings: Strictly by appointment with the selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the Sole Selling Agents, Fine & Country Scotland by email to scotland@fineandcountry.com



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 131.1 m² (1,412 sq.ft.) FLOOR 2 125.1 m² (1,347 sq.ft.)
 EXCLUDED AREAS : GARAGE 32.5 m² (350 sq.ft.)
 TOTAL : 256.2 m² (2,758 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 29.04.2026





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