



The Craig
Kirkpatrick Durham | Castle Douglas | DG7 3HD

THE CRAIG



STEP INSIDE

The Craig enjoys a prime position on the edge of the village of Kirkpatrick Durham and is just over five miles from Castle Douglas. It offers elegant and well-proportioned accommodation, high ceilings, ample parking, a stone outbuilding and a well-established garden.

This charming Georgian property was previously the former manse to the local church and is in good condition with double glazing evident throughout. The house boasts lovely views to the surrounding countryside from most rooms.

Accommodation

The front door opens into the vestibule, with a glazed inner door that in turn opens into the hall, with a fine staircase rising to the first floor, useful understair cupboard and direct access to all ground floor rooms.

The drawing room is generous in size and boasts a dual aspect and wood burning stove. Located opposite the drawing room is a bright room presently used as an office, with a window overlooking the front garden and an open fire.

The dining room is well proportioned with a window to the rear elevation and an open fire and is conveniently located close to the kitchen/breakfast room.

The kitchen comprises a good range of wooden cabinetry with complementary worksurfaces, electric Aga and space for appliances. From the kitchen access can be gained to the rear porch.

The stairs split off to a WC and separate bathroom located at half landing level and then continue up to the main landing where four double bedrooms can be found. The principal bedroom is a lovely size and is filled with natural light through its windows on the south and east elevations. A door leads from this bedroom to the 'Jack and Jill' bathroom, which comprises a modern suite with shower over the bath, and which can be accessed from the main landing too. A separate shower room completes the overall accommodation.





























STEP OUTSIDE

The property is approached via a private driveway from the quiet country road. The driveway offers parking for many vehicles and wraps around to the rear of the house where the detached stone outbuilding and garage can be found.

The established grounds are enclosed by stone wall and are well tended. The principal area of garden is located to the front of the house. It is laid to lawn with herbaceous borders, mature shrubs, a variety of trees and well stocked flower beds. Being south facing and enclosed by a charming wall, it is a sunny and sheltered spot.

Local Area

The Craig is located just outside of the attractive conservation village of Kirkpatrick Durham, approximately 1 mile from Springholm where the local amenities include a primary school and village shop. It is located 6 miles northeast of the desirable town of Castle Douglas, where there are many independent shops, schooling, health services, golf course and a supermarket.

The travel connections to and from Kirkpatrick Durham are very good and the DGRI hospital is only approximately 14 miles away. There is a main line railway station in Dumfries and Lockerbie providing excellent connections to both north and south with the M6 and M74 motorway network approximately 40 miles away.

Dumfries and Galloway is an attractive rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area offers a good range of sporting and outdoor activities including hill walking, mountain biking, shooting, fishing on river, loch and sea, golfing as well as sailing and other water sports.







Services: Mains electricity, oil fired central heating, wood burning stove and open fires. Private drainage to septic tank (registered with SEPA and maintenance contract in place). Broadband supplied by Vodafone. Double glazed throughout.

Local Authority: Dumfries & Galloway Council. Council Tax Band: G

EPC: E

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

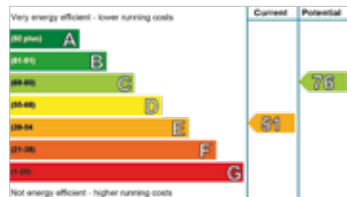
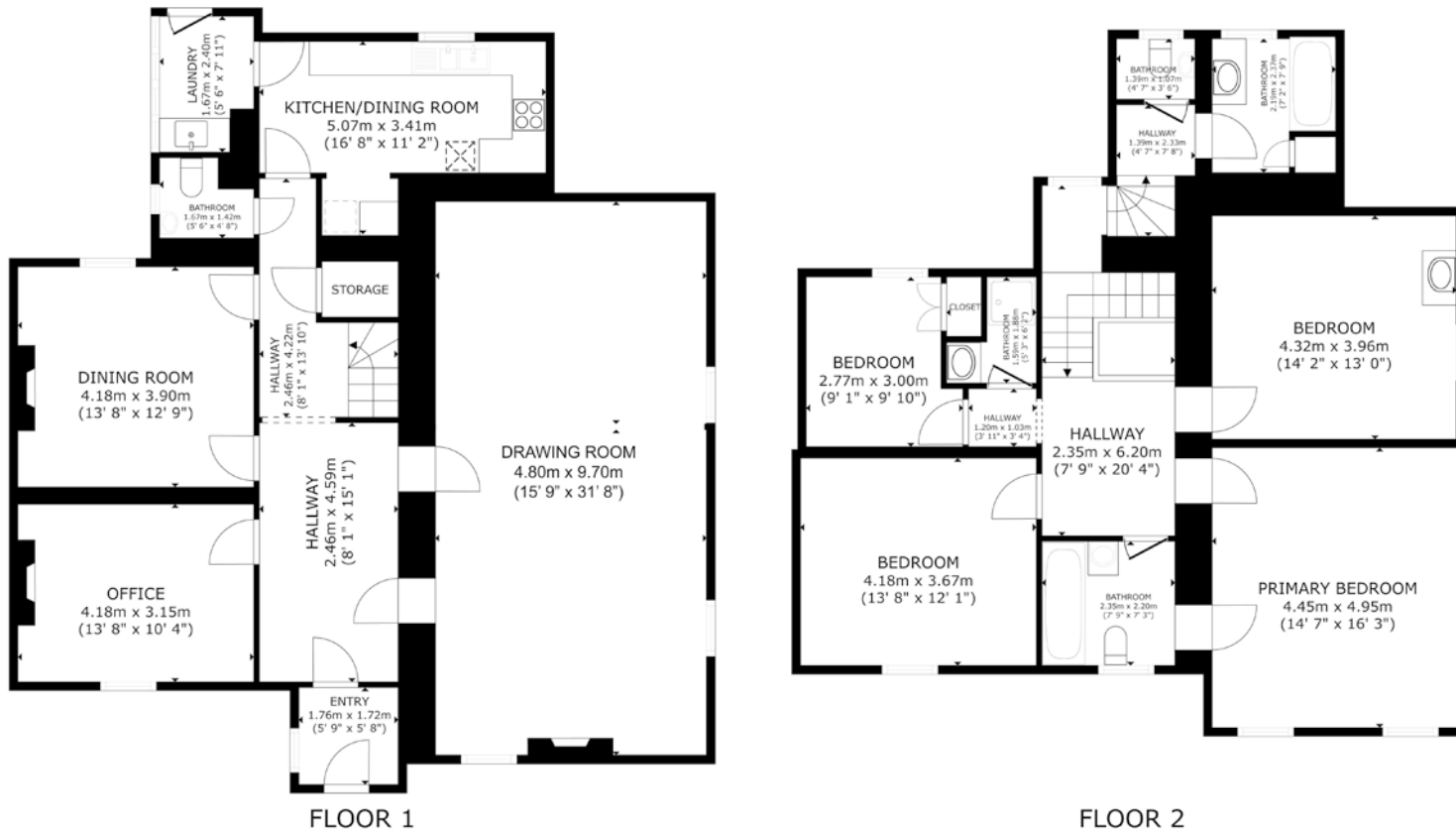
Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

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.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties, like us on [facebook.com/fineandcountryscotland](https://www.facebook.com/fineandcountryscotland) and Instagram on [@fineandcountryscotland](https://www.instagram.com/fineandcountryscotland).



GROSS INTERNAL AREA
 FLOOR 1 130.9 m² (1,409 sq.ft.) FLOOR 2 103.8 m² (1,117 sq.ft.)
 TOTAL : 234.7 m² (2,526 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 xx.xx.2026





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