



Ardoch

Ardoch, Damnaglair, Drummole, Stranraer, Dumfries and Galloway, DG9 9QN

Galbraith

A spacious detached four-bedroom property with extensive garden, 4 miles from Scotland's most southerly point, the Mull of Galloway.



Drummore 1 mile Port Logan 4.5 miles Stranraer 17.5 miles Newton Stewart 34 miles



 4  3  1

1 reception room. 4 bedrooms (2 en-suite)
Conservatory and Study/Office
Solar Panels, reducing energy costs
Air source heating
French doors to patio, with hot tub connection
Extensive garden with ponds, pergola, patio and walkways
Separate Garage and Workshop
Parking

Offers Over £340,000

Description

Ardoch, a hidden gem in a small rural hamlet offering a family home with beautiful gardens in a country setting. The entrance vestibule opens to the main hall, filled with natural light from the pentagonal conservatory adjacent. The double aspect sitting/dining room again has both views over the garden and light, with 3m wide sliding doors opening to an area of patio, with a hot tub connection. A wood burning stove adds additional heat if required over the winter months. The country style kitchen has a Stoves range cooker with a 5 ring induction hob, 4 ovens, including a warming oven, and 2 grills. The island offers a place to dine, work and provides additional storage. There is space and plumbing for a dishwasher, fridge/freezer and an integrated Neff microwave. The kitchen opens a porch and kitchen garden area. The office adjacent opens to a store cupboard, housing the Grant Monowave heat pump cylinder. There are two ground floor bedrooms, both have fitted cupboards, and one is currently used as a cinema room. A shower room completes the ground floor.

An open staircase leads to the first-floor landing opening to two en-suite bedrooms and a store cupboard. Bedroom 1, with an en-suite bathroom, has been utilised as a hobby room and bedroom. The space is filled with natural light from the picture window, there are fitted cupboards and additional storage space has been opened in the eaves/below the coomb ceiling. Bedroom 2 has an en-suite shower room and dressing area, views over the garden and fitted wardrobes the full width of the room. Ardoch is a bright and spacious family home in the country, with a layout suitable for multi-generational living. This property could also be considered for Bed and Breakfast use, in an area popular with visitors all year round.

Garage (10.11m x 3.25m)

With up and over door accessed from the road, separate pedestrian access, concrete floor, work bench, strip lighting and shelving. Solar panels fixed to the roof.

Workshop (6m x 3.76m)

Up and over door, power, workbench, shelving and storage for garden tools and equipment.

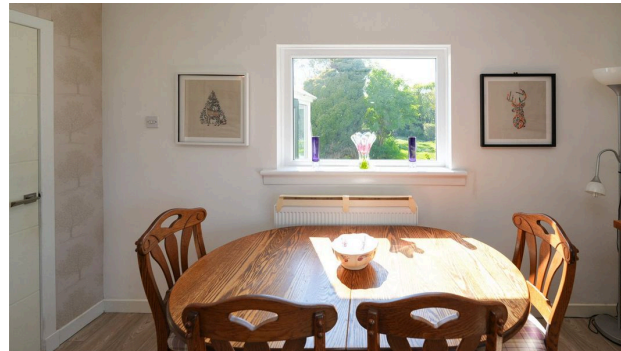


Garden

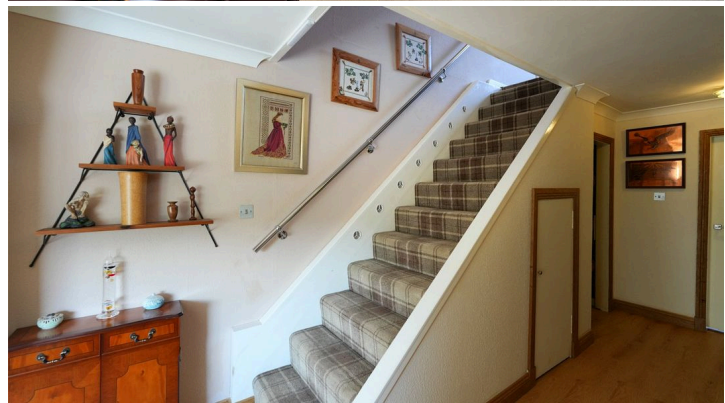
The landscaped garden wrapped around Ardoch is designed to have something for everyone, and it thrives in the warm climate. Careful planting divides this cottage garden into sections, and you can find yourself sitting under a pergola by a pond stocked with fish, walking over a bridge, or hidden away in an area known as ‘The Island’. The garden adjacent to the sitting room is mainly laid to lawn with fruit trees and acers, leaving the views across the fields within view. The side garden has rose borders and the front garden, by the road is the working garden, with raised beds, a vegetable patch and greenhouse. Rainwater collection facilities have been installed. There is an abundance of places to sit outside and enjoy the beautiful surroundings, including two patios.

Situation

Ardoch is situated in Damnaglaur, a small hamlet between Drummole and the Mull of Galloway, Scotland’s most southerly point. The Mull of Galloway Lighthouse has open days for viewing the exhibition, you can also climb to the top of the Lighthouse, visit the nearby RSPB nature reserve and Gallie Craig coffee house, restaurant and gift shop, which nestle at the top of the cliffs. Damnaglaur leads down to the village of Drummole, a harbour village with a primary school, playpark, church, shop, Post Office, bowling green, doctors’ surgery, Fire Station, Coastguard Station, hotel and restaurants. Logan Botanic Gardens, Scotland’s most exotic gardens, is approximately 7 miles from Ardoch. A variety of tropical plants flourish here in the warmer climate, a result of the Gulf Stream flowing through the region. Terally Equestrian Centre is on the outskirts of Drummole and within easy reach of the property.











IMPORTANT NOTES:

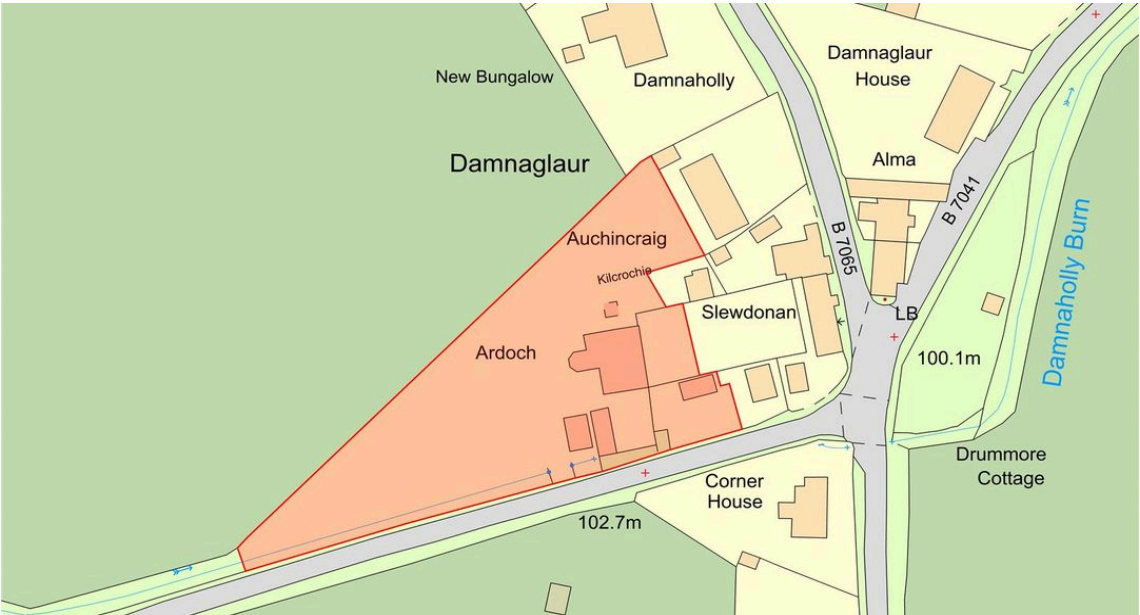
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 12/05/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Directions

From Drummore take the B7014 signposted for the Mull of Galloway, following the road to the small hamlet, Damnaglaur. Continue straight across the junction, do not turn immediately left or right, and Ardoch is situated on your right.

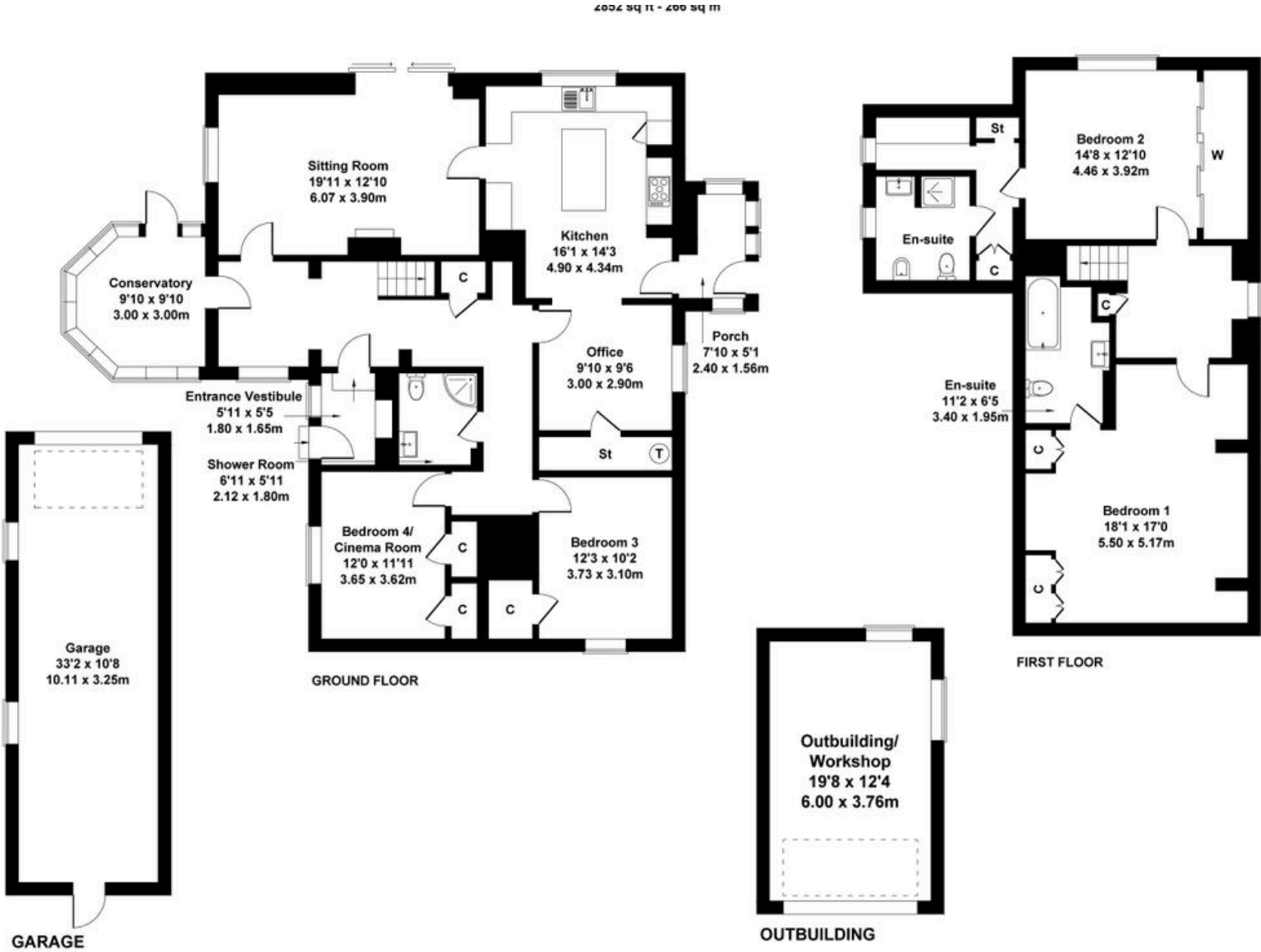


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Plans

Total Area: 2852 sq ft - 266 sq m



Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

F

EPC

D62



Services

Water

Mains

Electricity

Mains

Drainage

Septic Tank

Central Heating

Air Source

Internet

Vodafone Hub



Additional Information

Ardoch is an eco-friendly property, with air source heating and solar panels on the roof of the workshop. The solar panels reduce energy bills and provide an annual income on a quarterly basis, once meter readings have been submitted. Payments are also received for the air source heat pump, this will continue until May 2026.



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