



**7 Barcloy Mill, Rockcliffe, DG5 4QL**

**GG&B**  
PROPERTIES



# 7 Barclay Mill, Rockcliffe, DG5 4QL

“Well presented, semi-detached home with lovely coastal views within the desirable village of Rockcliffe”

## Ground Floor

- + Hall
- + Dining Kitchen
- + Bedroom
- + Bathroom

## First Floor

- + Lounge
- + Bedroom

## External

- + Garden
- + Off Street Parking
- + Garage

EPC Rating E

Council Tax Band D



## LOCATION

7 Barclay Mill is located within a small, quiet development, formerly a Mill and enjoys lovely coastal views from the first floor. The original part of the building dates from 1850. The coastal village of Rockcliffe, boasts a lovely beach and art & craft gallery. The nearby village of Colvend has a general store and primary school, while food stores, shops, secondary schooling and health centre can be found in "The Granite Town" of Dalbeattie. The Solway Coast offers a good range of leisure facilities including sailing in the neighbouring village of Kippford and a choice of Golf Courses nearby at Barend, Southernness, Kippford and Dalbeattie. There are also excellent cycling and walking tracks in the nearby Dalbeattie Forest. Much of the nearby land is managed by the National Trust and there are also bird sanctuaries on Rough Island in Rockcliffe and at Mersehead.

## DESCRIPTION

This traditional, semi-detached house offers well-presented and spacious accommodation throughout. It benefits from full UPVC double glazing and modern electric heating. There is a small, easily maintained garden to the rear and off street parking is available at the front of the property. The property also has a single garage, located on the street leading to the development. 7 Barclay Mill is ideal in size and location for a holiday home or as a main residence for a couple of small family.

Viewing is recommended to appreciate the accommodation on offer.

## ACCOMMODATION

UPVC double glazed obscure glass door into hall.

### Hall

Heating controls. Smoke alarm. Wood flooring. Glazed door to dining kitchen and doors to bedroom 2 and bathroom. Stairs to first floor.

### Dining Kitchen 4.14m x 2.88m

Window to front with venetian blind. Range of modern wall and floor mounted units with wood effect worktops, tiled splashback and built in shelving. Integrated electric hob, oven, cooker hood and Zanussi washing machine. Beko under counter fridge. 1 ½ stainless steel sink and drainer. Dimplex electric heater. Electric meter, fuse box and heating controls. Tiled flooring. UPVC double glazed obscure glass door to rear, giving access to the rear garden.

### Bedroom 2 3.45m x 2.95m

Window to rear. Large under stair cupboard with hanging rail. Dimplex electric heater. Wood flooring.

### Bathroom 2.44m x 1.66m (at widest)

Obscure glass window to side with venetian blind. Modern white suite of W.C., wash hand basin and bath with Mira Excel shower and curtain rail. Tiling to full height at bath, ½ height at W.C. and tiled splashback at wash hand basin. Cupboard housing water tank with shelving. Heated chrome towel rack. Tiled flooring.

### Lounge 4.81m x 4.5m (at widest)

Bright, spacious room, enjoying lovely coastal views to the rear. Large picture window to rear and window to side, both with venetian blinds. Dimplex electric heater. Smoke alarm. Television point. Roof hatch. Wood flooring. Glazed door to stairs and door to bedroom 1.

### Bedroom 1 4.24m x 3m

Bright, spacious room, enjoying lovely coastal views to the rear. Window to front and to rear. Dimplex electric heater. Roof hatch. Wood flooring.

## EXTERNAL

To the front of the property there is a gravelled parking area. Outdoor light. A gravelled path, bordered by mature bushes continues around the side of the property to the rear garden.

The small, sunny aspect rear garden is laid mainly to gravel for ease of maintenance. Raised areas with a range of mature shrubs, bushes and small trees. Steps lead to a wrought iron gate which gives access to the street.

## Garage

Brick built single garage with an up and over door, located within a block of other garages. Power and light (not currently in working order).

## Please Note

White goods and blinds are included in the sale. The furniture may also be available, subject to negotiation.

## VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

## HOME REPORT

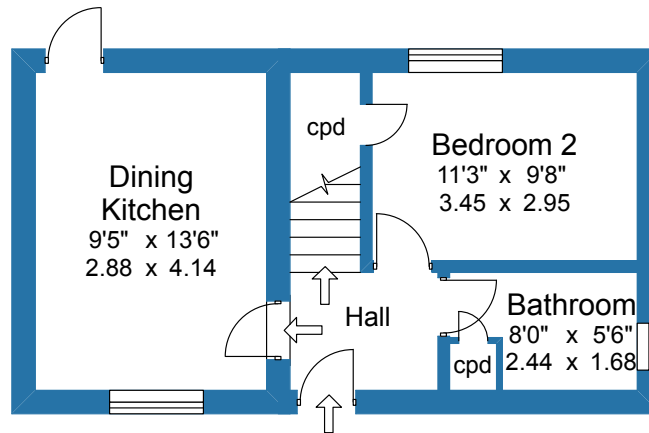
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into [www.onesurvey.org](http://www.onesurvey.org).

## OFFERS

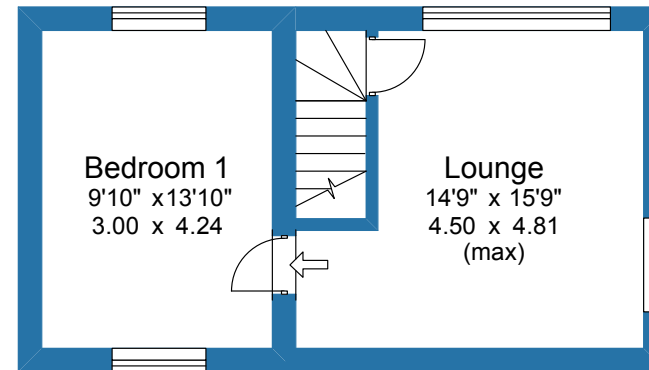
Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.







Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.  
The photographs have been taken with a digital camera, using a wide angled lens.

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