



STUNNING VIEWS OUT TO  
URR WATER AND THE SOLWAY FIRTH



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We are delighted to offer to the market "Seapoint". An excellent three-bed, two-bath detached Bungalow set within the charming and ever-popular coastal village of Kippford, near Dalbeattie. This unique property is positioned within beautifully landscaped gardens and benefits from absolutely incredible views out to "Urr Water" and the "Solway Firth" beyond.

This unique property truly is the dream bolt-hole home for those who love the timelessness of mother nature and coastal life. For keen water sports, fishing or boating fanatic you probably won't find another one quite like it.

The position of the property command's uninterrupted views across the sand-flats, just sitting looking out from the large picture windows, you'll while away the hours and marvel at the plethora of wildlife that visit the area, some on their annual migration journey south and north to who knows where.

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## The Property

The accommodation comprises a bright entrance hallway leading to a large double-lounge. The layout of these adjacent spaces allows flexibility and the views are simply stunning. The lounge comprises a large boxed-bay window which creates a very bright and comfortable space to relax in.





The kitchen is finished in a good range of units with an electric oven and hob, with ample space for the free-standing washing machine and a fridge freezer. The dining room offers excellent space for dining on more formal occasions. It could potentially be opened up into a much larger open-plan kitchen/diner if required (stpp) The WC is a handy addition for any busy home.





**Dining Room**

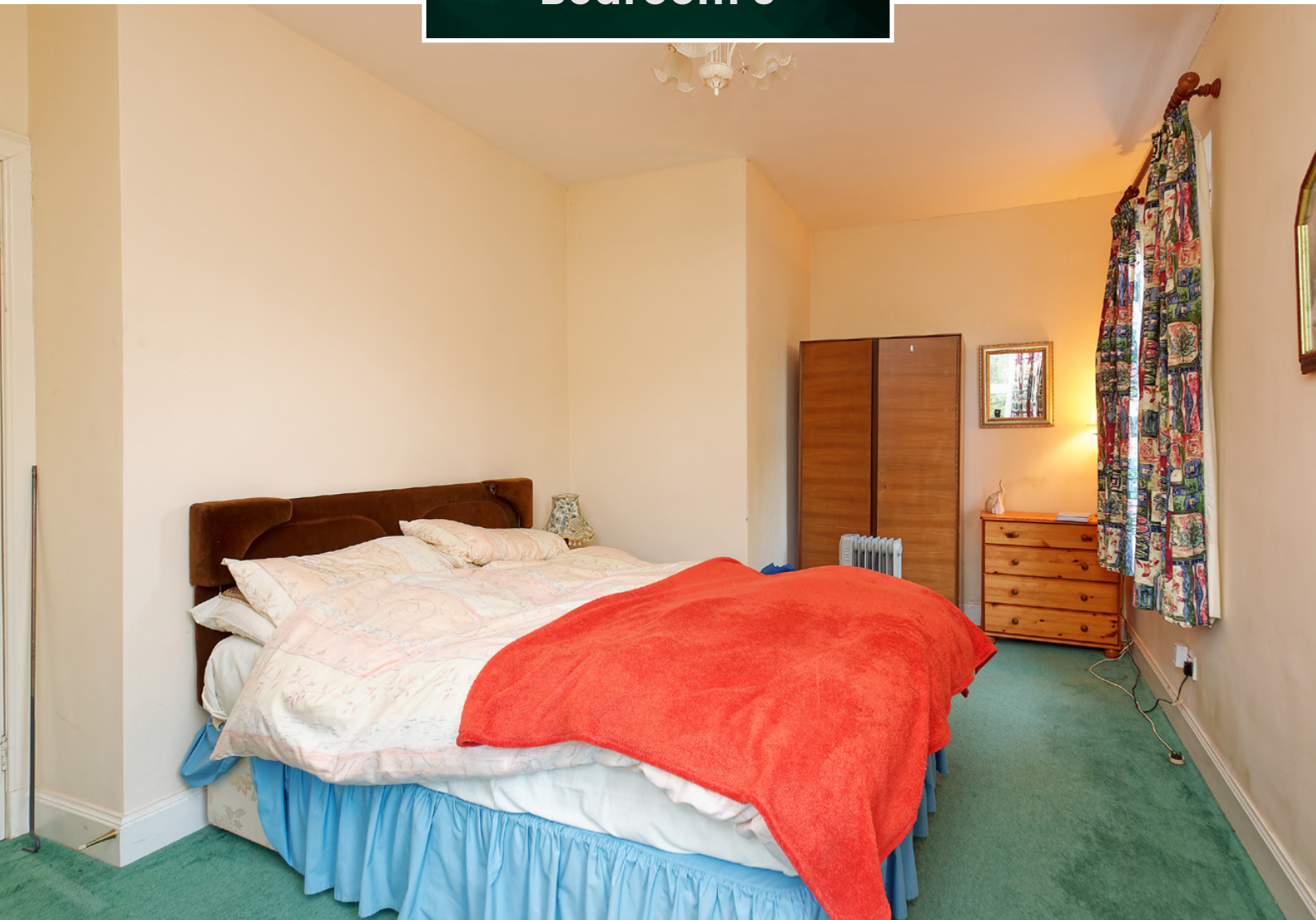


There are three double bedrooms in this lovely home, all are spacious with ample space for free-standing furniture, two have built-in wardrobes. There are two bathrooms in the home, one with a shower over the bath and the other a separate shower. Central heating and double-glazing keep the home warm and comfortable.





**Bedroom 3**











### Approximate Dimensions

(Taken from the widest point)

Lounge	7.25m (23'9") x 4.80m (15'9")	Bathroom	2.70m (8'10") x 2.00m (6'7")
Dining Room	4.40m (14'5") x 4.05m (13'3")	Bathroom	2.70m (8'10") x 1.90m (6'3")
Kitchen	3.10m (10'2") x 2.90m (9'6")		
Bedroom 1	4.15m (13'7") x 2.95m (9'8")	Gross internal floor area (m <sup>2</sup> ): 130m <sup>2</sup>	
Bedroom 2	4.15m (13'7") x 2.81m (9'2")	EPC Rating: F	
Bedroom 3	4.95m (16'3") x 3.10m (10'2")		



The outside space of this home is a delight with well-stocked gardens and space to enjoy the sunshine and the sea breeze. The Stonebuilt workshop is a real opportunity as a place to tinker with a hobby, a painting studio, or a unique home office.

The large driveway compliments the unique character of this home and may offer some



development space subject to planning if required.

Early viewing is recommended for anyone seeking a unique and totally captivating home, set in an incredibly beautiful location, with masses of further development potential. If you have considered changing lifestyle and taking it easy, this may be the ideal place to do it.







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The popular village of Kippford is situated along the beautiful Solway coast, in the historic county of Kirkcudbrightshire, Dumfries and Galloway, Scotland. Larger towns of Castle Douglas (10 miles) and Dumfries (18 miles) offer plenty of schooling and amenities. Also known as the Solway Riviera, Kippford is home to some of the highest value properties in Dumfries and Galloway and its enduring appeal to holidaymakers and those who enjoy the water never ceases. Kippford is a popular sailing village, with many small yachts moored in the tidal estuary of the River Urr, and events organised by the Solway Yacht Club.

Kippford is also linked to Rockcliffe, which is only 1.25 miles (2 km) away, by a scenic track known as the Jubilee Path. The path passes parallel to the coast (and the village of Kippford) but at a higher elevation. The path can be used to access Mark hill and the Mote of Mark, a 5th-century hill fort.

Visitors may cross the sands to a small island called Rough Island when the tide allows. Views from Kippford include the Cumbrian coast across the Solway Firth to the South. To the West can be seen Glen Isle and Screel in the background.

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Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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