




McEwan Fraser Legal

Solicitors & Estate Agents

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4 Barcloy Mill

ROCKCLIFFE, DALBEATTIE, DG5 4QL

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Rockcliffe is a small, coastal village in Kirkcudbrightshire, Dumfries and Galloway in Scotland, with a view of Rough Island, Hestan Island, the Solway Firth and sometimes the Cumbrian coast.

Rockcliffe lies on the eastern side of the River Urr estuary and gives access to Rough Island by way of both firm mud exposed at low tide and a natural, tidal causeway.

Road access is from Dalbeattie (six miles) and Dumfries (twenty miles); although Kippford is nearby there is no direct road route.

Rockcliffe is also linked to Castle Point (site of a Roman fort), Glenstocken, Portling and Sandyhills by footpath.

The village is a combination of both residential and holiday let properties. Local business in Rockcliffe is mainly holiday lets, though the village also has one tea room, a caravan site and the surrounding farming industry. Salmon fishing with nets at Rough Island and cockle fishing are both occasionally based from the beach.



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McEwan Fraser Legal is delighted to offer for sale this seldom available three bedroom terraced cottage brought to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout, which is fit for today's modern living. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family.

On entering the property via entrance hallway it is immediately apparent that the current owners have looked after this family home, The hallway is fresh, bright and floor coverings neutral and offers access to two bedrooms which are ample in size and family shower room.

At the heart of this family home is a real versatility of space provided by a modern kitchen which boasts an array of stylish, floor and wall units with matching worktops which provides a fashionable and efficient work-space. It is further enhanced with an integrated oven and hob making this the ideal kitchen for an aspiring chef. This room also allows ample room for medium table and chairs and grants access to the rear garden grounds.

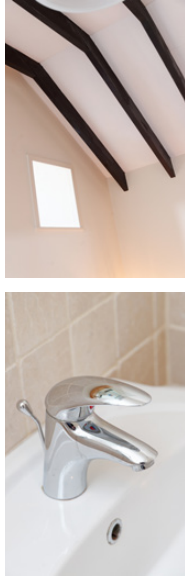
On the upper level, the spacious lounge itself has many significant features but attention must be paid to the standard of finish with feature open fire and surround the focal point which really grabs your attention. This room is filled with ample natural light via double glazed windows with wonderful views over the rear garden grounds.

This level also hosts the master bedroom which benefits from an en-suite bathroom and completes the accommodation internally

The tranquillity of this property is further enjoyed with the addition of a spacious rear garden ideal for spending some quiet time reading or for entertaining family and friends in the summer months with BBQ.



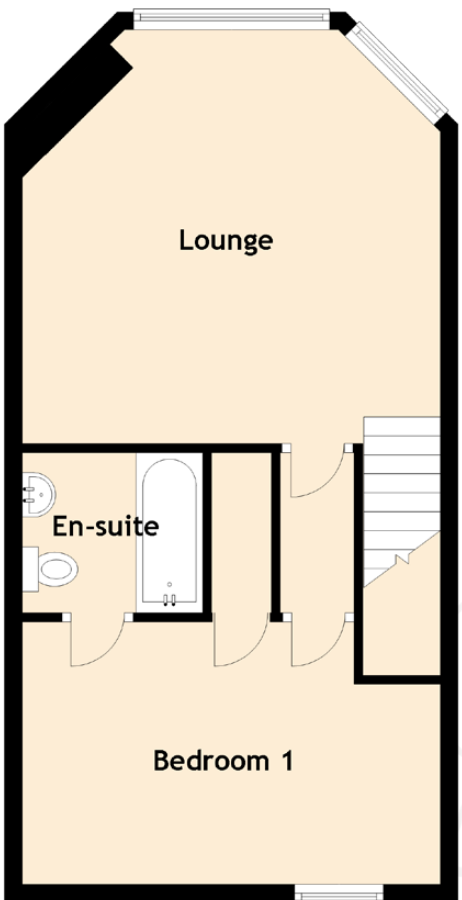
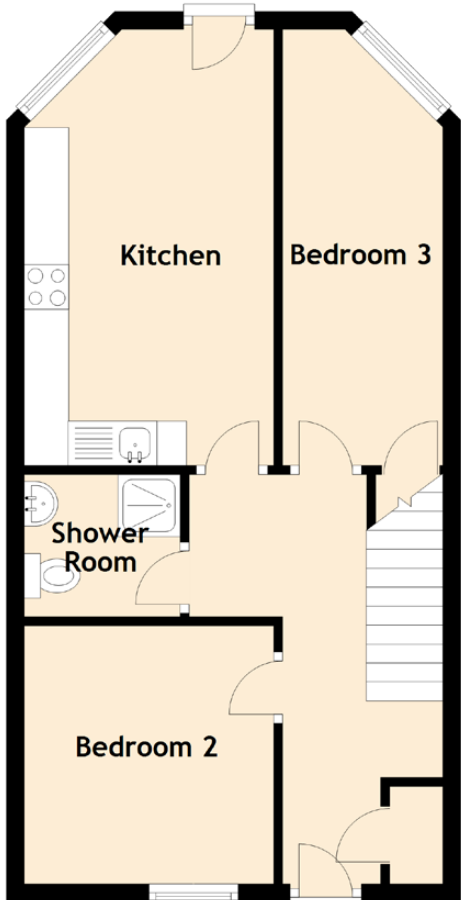






SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

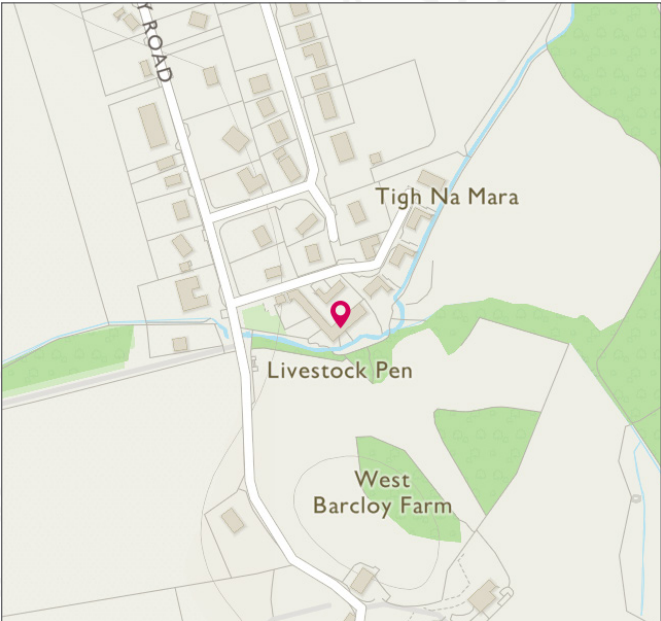


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Kitchen	4.90m (16'1") x 2.80m (9'2")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	4.90m (16'1") x 1.80m (5'11")
Shower Room	1.75m (5'9") x 1.60m (5'3")

First Floor	
Lounge	4.70m (15'5") x 4.65m (15'3")
Bedroom 1	4.80m (15'9") x 2.95m (9'8")
En-suite	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 104m² | EPC Rating: C





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Part
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