

A photograph of a two-story semi-detached house with a light-colored, textured exterior. The house has a small front porch with a dark door and a small window above it. To the right of the house is a red-framed glass extension. In the foreground, there is a gravel garden area and a green lawn. A large white Calor gas cylinder is on the lawn. A wooden fence is on the left side of the gravel garden. The sky is blue with some clouds.

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*5 Forteviot Gardens,
Garlieston,
DG8 8BL*

Offers in the region of £95,000



The charming coastal village of Garlieston is a picturesque, planned 18th-century harbour village, renowned for its maritime heritage and peaceful setting. Situated on the east coast of the scenic Machars Peninsula, it offers a tranquil lifestyle surrounded by natural beauty, while remaining within easy reach of local amenities and attractions. At the heart of the village lies Garlieston Harbour and Garlieston Bay, originally established as a fishing station in the 18th century and now home to a mix of working boats and leisure craft. The bay also played a significant role during the World War II as a testing site for the innovative Mulberry Harbours, with remains still visible along the shoreline.

Nearby, the beautiful Galloway House Gardens provide delightful woodland and coastal walks leading to the sandy shores of Rigg Bay, ideal for relaxing days by the sea.

The surrounding area offers a wealth of attractions, including the dramatic ruins of Cruggleton Castle, the historic Whithorn Priory and Whithorn Trust, and the charming harbour village of Isle of Whithorn. Other nearby highlights include Sorbie Tower, Bladnoch Distillery, and Wigtown, Scotland's National Book Town.

For outdoor enthusiasts, the area is perfect for coastal walks, cycling, and wildlife spotting, while the renowned Kirroughtree 7stanes mountain biking centre offers world-class trails just a short drive away.

Garlieston combines rich history, scenic landscapes, and a relaxed coastal atmosphere—making it an ideal setting for a permanent home or peaceful retreat.



Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Key Features:

- Spacious two-bedroom home
- Bright east-facing lounge
- Generous kitchen/diner with breakfast bar
- Conservatory with direct access to garden
- Built-in storage throughout
- Two double bedrooms with wardrobes
- Modern shower room with electric shower
- Gas central heating and double glazing
- Corner plot with low-maintenance garden
- Off-road parking



Ground Floor Accommodation

Hall

UPVC entrance door leading into the hall. Built-in cupboard housing the electric meter. Staircase to the first floor. Radiator.

Lounge (4.50m x 3.26m)

Bright, east-facing lounge with pleasant views over the playpark. Features an ornate fireplace with inset electric fire and a shelved alcove. Radiator.

Conservatory (3.20m x 2.80m)

Situated to the north side of the property, this conservatory is glazed on three sides with a pitched polycarbonate roof. Double doors provide direct access to the garden.

Kitchen/Diner (5.60m x 4.10m)

Spacious kitchen/dining area with two east-facing windows overlooking the rear garden. Fitted with a range of wall and base units, generous worktop space, tiled splashbacks, and an inset composite sink. Integrated appliances include an electric hob with chimney-style extractor and electric oven. Space and plumbing for a washing machine. Includes a built-in storage cupboard and breakfast bar. Door leading to the conservatory. Radiator.



First Floor Accommodation

Landing

Built-in shelved linen cupboard.
Hatch providing access to the attic.

Bedroom 1 (4.62m x 3.00m)

Well-proportioned double bedroom with two east-facing windows. Built-in cupboard housing the central heating boiler and a fitted wardrobe. Radiator.



Bedroom 2 (3.20m x 3.00m)

Double bedroom with west-facing window and built-in wardrobe. Radiator.

Shower Room (2.35m x 1.47m)

Partially wet-wall panelled and fitted with a white suite comprising WC, wash-hand basin, and corner shower cubicle with electric shower. Radiator.



Garden

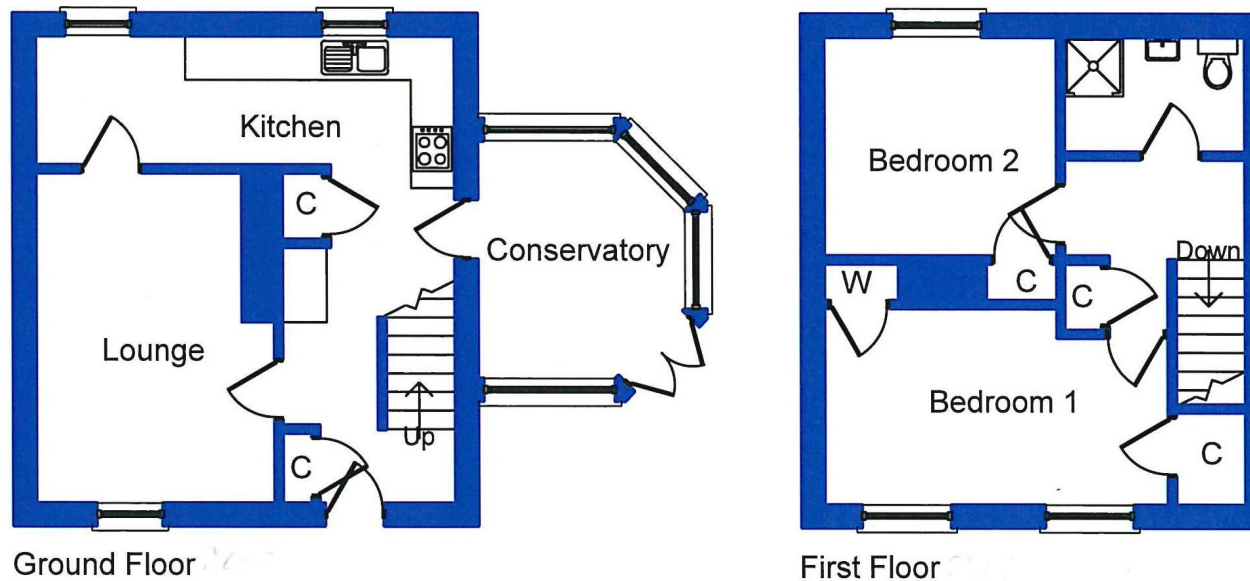
The property occupies a desirable corner plot, mainly laid to lawn with gravel areas for ease of maintenance. Benefits from off-road parking.

OUTBUILDING

Garden Shed

**SERVICES**

Mains supplies of water, LPG and electricity. The property is connected to the mains drainage system.



Sketch Plan for illustrative purposes only

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.

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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.