



DUNROAMIN

The Grove, Irongray, Dumfries, DG2 9TN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

DUNROAMIN

The Grove, Irongray, Dumfries, DG2 9TN

Dumfries 4 miles, Carlisle 40 miles, Glasgow 74 Miles, Edinburgh 76 Miles

AN EXCEPTIONAL DETACHED LIFESTYLE PROPERTY SITUATED WITHIN A FORMER COUNTRY ESTATE SURROUNDED BY THE STUNNING ROLLING HILLS AND VALLEYS OF DUMFRIES & GALLOWAY

- EXCEPTIONAL SPACIOUS THREE / FOUR BEDROOM DWELLING HOUSE
- LARGE MATURE GARDEN GROUNDS
- STONE BUILT FORMER ESTATE OUTBUILDING (DEVELOPMENT POTENTIAL)
- FORMER STABLE
- RURAL YET ACCESSIBLE LOCATION (10 MINUTE DRIVE TO DUMFRIES & THE NEW HOSPITAL)
- EPC – D (59)

FOR SALE PRIVATELY



VENDORS SOLICITORS
Walker & Sharpe Solicitors
37 George Street
Dumfries
Scotland
DG1 1EB
Tel: 01387 267222



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Dunroamin is located within a stunning former country estate (The Grove), within the postcode area of Irongray, Dumfries. The property is within 10-minute drive to the busy market town of Dumfries within Southwest Scotland.

Dunroamin is an exceptional detached property positioned on an elevated site affording stunning views through the valleys and across the surrounding countryside. The property has been very well maintained and modernised over the years, benefitting from spacious and light three / four bedroom family accommodation.

Dunroamin is surrounded by its own beautiful mature garden grounds which attract a wide variety of wildlife and birds including woodpeckers & red squirrels. Given the stunning situation of the property, countryside walks and other countryside pursuits are available straight from the doorstep. In addition, Dunroamin benefits from an enclosed driveway, former estate stone-built outbuilding and former stable which are utilised as garage space, workshop and storage. Given the construction of the detached former estate building, this could well have future development potential.

All services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Dunroamin is only a 10-minute drive from the new Dumfries & Galloway Royal Infirmary.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

Dunroamin is located on the outskirts of Dumfries as indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Dunroamin are sought in excess of: £335,000

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

DUNROAMIN



Dunroamin occupies an elevated site with stunning views over the surrounding countryside. A large area to the rear of the property provides parking for several vehicles with the inclusion of former estate buildings, which at present are utilised as garage space, workshop & storage. The accommodation in more detail briefly comprises:

- **Front Entrance Hallway**
Accessed via a timber partially glazed door, with secondary door leading to main accommodation.
- **Central Hallway**
With circular light tunnels.



- **Kitchen**

With large window to the rear, providing lots of natural light within this spacious kitchen. The kitchen is fitted with a range of wall and floor units, tiled flooring, oil fired AGA range, sink & drainer, plumbed for automatic washing machine, door off to day room / family room.

- **Day Room / Family Room / Bedroom**

Full-length ceiling height patio doors leading to block paved patio area at the rear, window to the side, wooden flooring, walk-in cupboard housing central heating boiler.



- **Sitting Room**

Large double aspect windows affording views down the valley, wood burning stove set on tiled hearth, wooden flooring, open alcove leading to dining area /sun room.

- **Dining Room / Sun Room**

With feature ceiling height glazing to the front, which again provides open views over the garden grounds and surrounding countryside. French doors leading to the garden grounds, velux window, wooden flooring.



- **Family Bathroom**

Wet room style shower enclosure with double shower head and respatex clad, modern bathroom suite comprising of bath, WC & WHB with frosted glazed window to the rear.



- **Double Bedroom 1**

The smallest of the double bedrooms, currently utilised as an office with window to the rear.



- **Master Bedroom 2 with en-suite**

Spacious master suite with large picture window to the front, full-length mirrored wardrobes to one wall, inner hallway with walk-in storage cupboard and door off to en-suite.

- **En-Suite**

Modern bathroom suite comprising of a large shower cubicle with double shower head, WC, WHB, wooden flooring and light tunnel.



- **Double Bedroom 3**

With built-in storage cupboard, window to the rear.

SERVICES

- Mains water and electricity.
- Private drainage.
- Oil fired central heating systems.
- Wood burning stove
- Double glazed throughout.
- The telephone line is installed subject to the normal BT regulations



GARDEN GROUNDS

The property is surrounded by its own beautifully landscaped garden grounds with a large hard standing area to the rear of the property providing parking for several vehicles. A former estate building is set within this area, with part of a second building within the ownership of Dunroamin. The garden grounds are made up of mature trees and shrubs, flowering borders, lawns and the current owners have set aside an area creating a wildflower garden.

To the rear of the outbuildings a woodland area exists which step up to the property's boundary, leading to a country lane affording open countryside walks.

THE OUTBUILDINGS

Within the hardstanding parking area there is a former stone-built outbuilding with partial loft above, which is currently utilised as a garage & workshop. Given the construction of this building it may well have development potential, however any interested parties would need to make their own enquiries in this respect. Also in the ownership of Dunroamin exists a former stable, utilised for general storage.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Walker & Sharpe**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band F.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.



INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.



DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

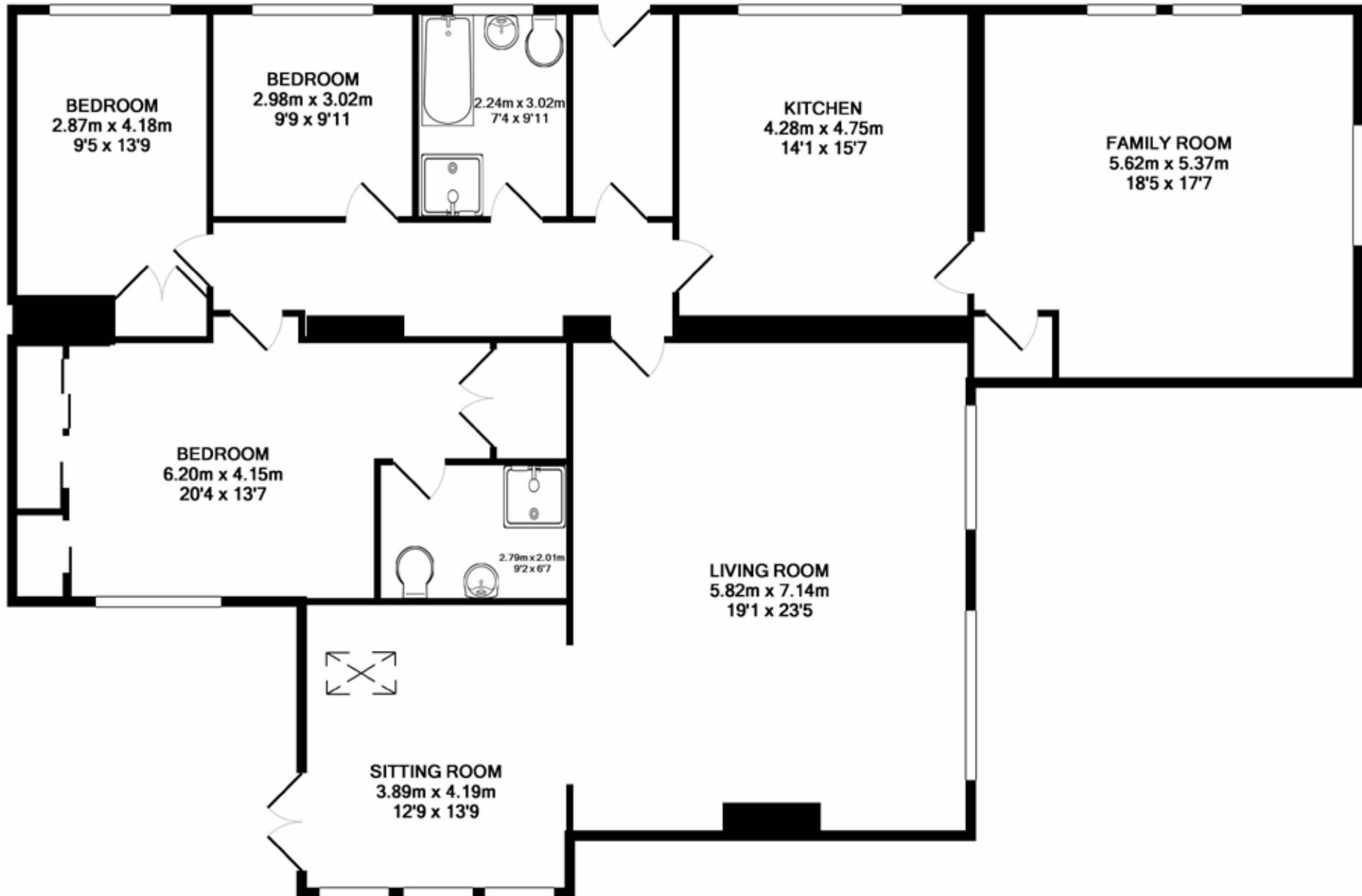


IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared September 2018



Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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