



# KIRKSTANES

Terregles, Dumfries, DG2 9RY



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# KIRKSTANES

**Terregles, Dumfries, DG2 9RY**

Dumfries 3 miles, Carlisle 41 miles, Glasgow 79 Miles, Edinburgh 82 Miles

## **A CHARMING TRADITIONALLY BUILT DETACHED COTTAGE SITUATED ON THE PERIPHERY OF THE PICTURESQUE VILLAGE OF TERREGLES IN DUMFRIES & GALLOWAY**

- WELL PRESENTED THREE BEDROOM COTTAGE
- DETACHED STONE BUILT GARAGE
- VIEWS OVER OPEN COUNTRYSIDE
- RURAL YET ACCESSIBLE LOCATION (SHORT DRIVE TO DUMFRIES & THE NEW HOSPITAL)
- CLOSE TO MAJOR ROAD NETWORKS
- EPC: E (49)

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

Dales LLP  
18 Wallace St  
Galston  
KA4 8HP  
Tel: 01563 820216



### **SOLE SELLING AGENTS**

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

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Kirkstanes is located on the periphery of the pretty village of Terregles in Dumfries. The property is within short drive to the busy market town of Dumfries and the newly constructed hospital, the property is also within easy reach of major road networks both north and south.

Kirkstanes is a charming detached cottage, which has been well maintained over the years and benefits from comfortable three-bedroom family accommodation. The property is located in a semi-rural location with countryside pursuits available straight from the doorstep, yet within a short distance to all essential services at Dumfries. Kirkstanes has well-kept rear garden grounds and benefits from a detached stone-built garage, which could be utilised as a workshop or such like.

As mentioned earlier, 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.

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

Kirkstanes is located on the periphery of the Village of Terregles, 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 Kirkstanes are sought in excess of: £148,000

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

### KIRKSTANES

Kirkstanes is a traditional stone-built cottage set under a slated roof. The accommodation in more detail briefly comprises:

- **Front Entrance Porch**  
Large front entrance porch with laminate flooring.

- **Central Hallway**

With laminate flooring & two large walk in cupboards, which could have potential for creating an en-suite from the master bedroom with 'Jack & Jill' access from the hallway.



- **Living Room**

With window to the front, open fire.

- **Kitchen**

With a range of fitted floor and wall units, sink & drainer, plumbed for automatic washing machine, tiled floor, window to the rear.



- **Inner Hallway**

With built-in cupboard.

- **Bathroom**

Bath with shower over, WC, WHB, tiled floor, window to the side.

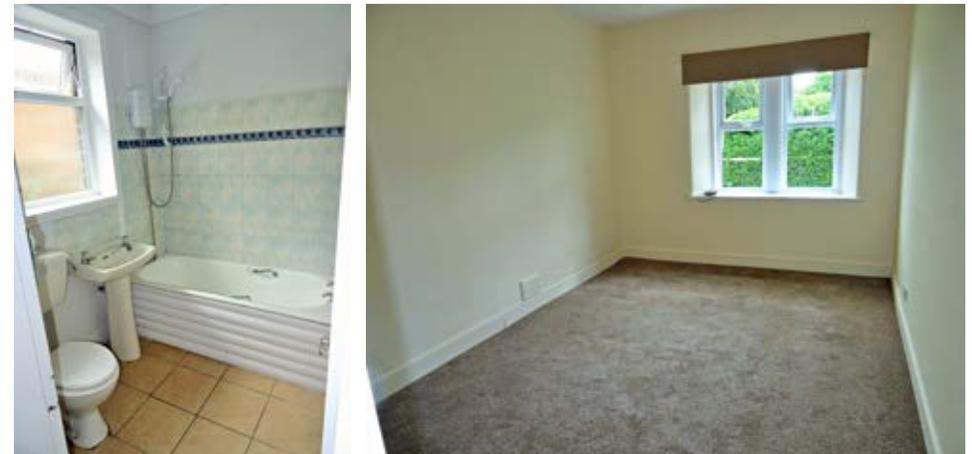
- **Rear Porch**

With window to the rear, tiled floor, door to rear garden grounds.

- **Inner Hallway**

- **Double Bedroom 1**

With window to the rear.



- **Double Bedroom 2**

With window to the rear.

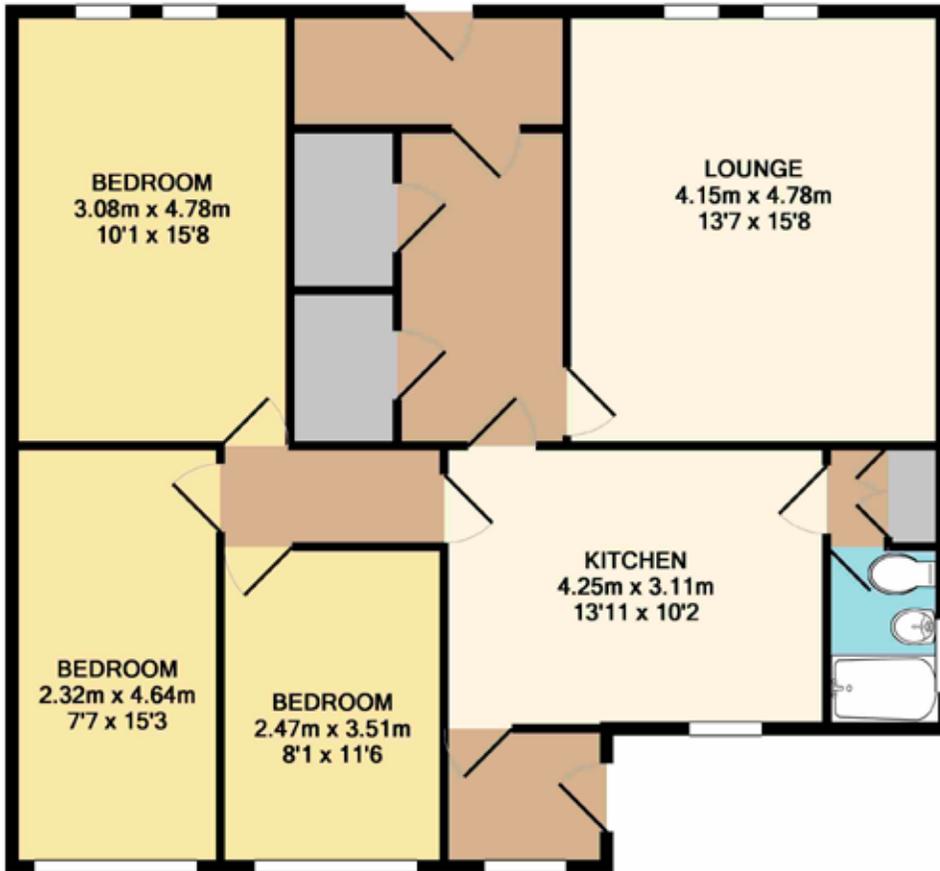
- **Master Bedroom**

With window to the front.

**SERVICES**

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

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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  
Made with Metropix ©2019

## OUTSIDE

There are garden grounds to the rear, which are neatly laid to lawns and mature shrubs. Kirkstanes also benefits from a traditional stone built garage, which could have potential for a range of uses.



## **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, **Dales LLP**, for a definitive list of burdens subject to which the property is sold.

## **COUNCIL TAX**

Band C.

## **HOME REPORT**

A Home Report can be downloaded direct from our website:  
[www.threaverural.co.uk/property](http://www.threaverural.co.uk/property)

## **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 July 2019*

