



BURNSIDE

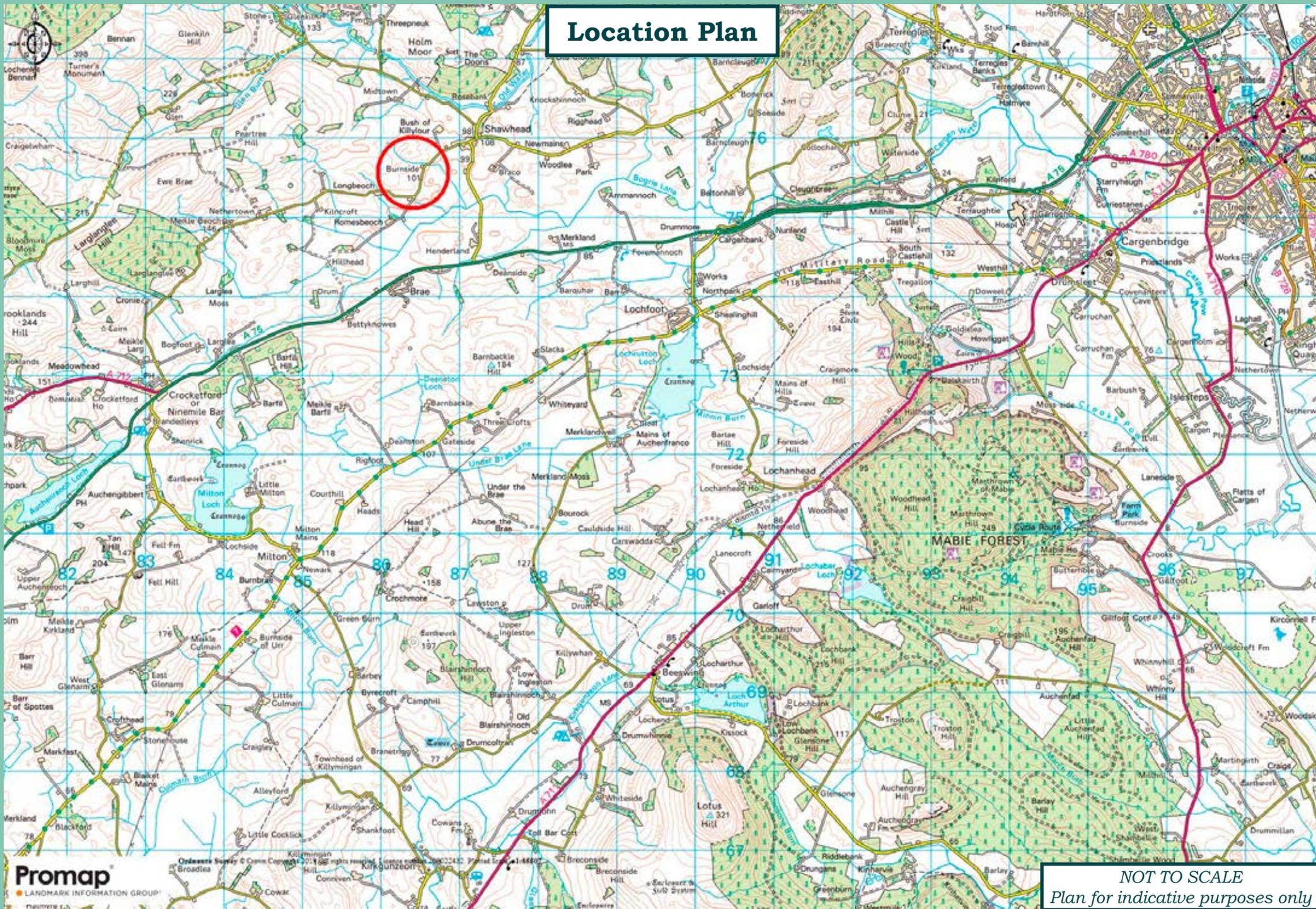
Shawhead, Dumfries, DG2 9SS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BURNSIDE

Shawhead, Dumfries, DG2 9SS

Dumfries 9 miles, Castle Douglas 10 miles, Carlisle 46 miles, Glasgow 85 miles

A BEAUTIFULLY PRESENTED RESIDENTIAL SMALLHOLDING IN A RURAL YET ACCESSIBLE LOCATION OF DUMFRIES & GALLOWAY

- BEAUTIFULLY PRESENTED SYMPATHETICALLY MODERNISED 3 BEDROOM FARMHOUSE
- BESPOKE BUILT STABLE BLOCK AND LARGE GARAGE WITH MEZZANINE FLOOR
- SMALL AGRICULTURAL BUILDING & FIELD SHELTERS
- AMENITY WOODLAND & GRAZING LAND
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS AND THE NEW HOSPITAL
- EPC RATING – F (37)

IN ALL ABOUT 5.5 ACRES (2.23 HA)



THREAVE RURAL
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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

Burnside is located just on the periphery of the pretty village of Shawhead in Dumfries and Galloway. This is an area noted for not only its agricultural production, but for a thriving tourist industry.

Burnside oozes with charm and character having been sympathetically modernised over the years, complimented by the attention to detail which has been paid to the interior design of the property. The dwelling is situated in a rural but accessible location and has mature, carefully landscaped garden grounds to include an area of amenity woodland, grazing land, bespoke built stable block, etc. The whole property is set within 5.5 acres. The current owners have maintained the property to a very high standard over the years with Burnside truly in exceptional walk-in condition.

All services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre 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. There is also a primary school at the nearby village of Shawhead, with the newly constructed Dumfries & Galloway Royal Infirmary only a 10-minute drive from the property.

The property is also within easy reach of the nearby town of Castle Douglas (The Food Town). This market town, which forms the heart of the Stewartry area, offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are about 58 miles and 72 miles respectively. There are mainline railway stations at both Dumfries and Lockerbie.

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.

DIRECTIONS

From the A75 trunk road approximately 6 miles west of Dumfries, take the road signed Shawhead. Upon entering Shawhead turn left at the 'T' junction and follow the road for approximately 1 mile and Burnside is located on the right-hand side, as indicated on the location plan which forms part of these particulars.

METHOD OF SALE

Burnside is offered for sale as a whole.

GUIDE PRICES

Offers for Burnside are sought in excess of: £525,000

VIEWING

By appointment with the joint 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

BURNSIDE FARMHOUSE

A traditional stone-built Galloway farmhouse set under a slated roof. As mentioned earlier, the property has been sympathetically modernised to a very high standard benefitting from exceptional interior design. Burnside Farmhouse enjoys an open outlook over the surrounding countryside, providing comfortable family accommodation over two floors, as follows:



GROUND FLOOR

- **Front Entrance Porch**
Featuring original etched glass vestibule door.
- **Central Hallway**
A 'T' shaped central hallway with a built-in airing cupboard housing the central heating boiler, stairs off to first floor.



- **Lounge**
With window to the front and French doors leading to the rear garden grounds and patio area. A replica woodburning stove is set within a feature fireplace which is powered by Calor gas.
- **Cloakroom**
Located off the central hallway with Sanitan WC & WHB.
- **Living Room**
With double aspect windows providing open views over the surrounding countryside and an open Jetmaster fire set in a feature fireplace.
- **Kitchen / Breakfast Room**
With a range of bespoke wooden units hand-built by Rushworth & Rose (Edinburgh) with lights below, oil fired AGA, Belfast sink, granite worktops.



- **Dining Room**
With window to the front.
- **Utility Room**
With floor and wall units, plumbed for automatic washing machine and dishwasher, sink & drainer, window to the side.
- **Rear Entrance Porch**
With window to the rear and door to rear garden grounds.

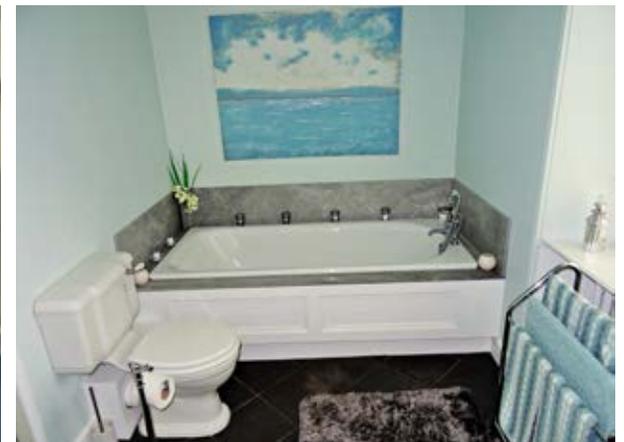






FIRST FLOOR

- **Upper Hallway**
With airing cupboard and additional storage cupboard with bookshelving.
- **Family Bathroom**
With large steel bath and wash-hand basin set in Italian marble, WC, window to the front.



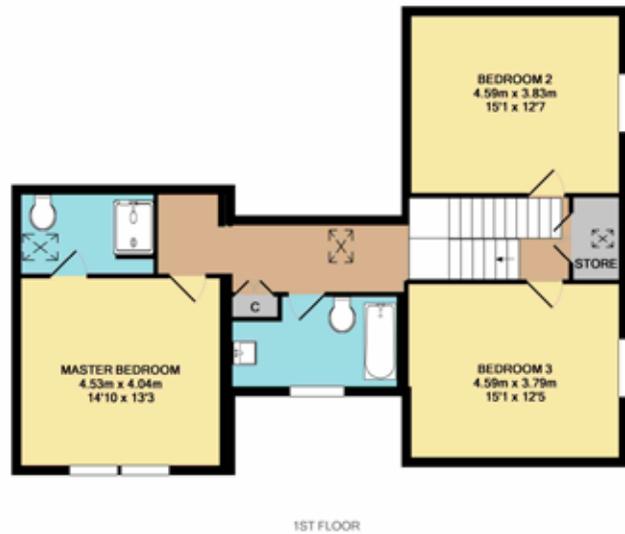
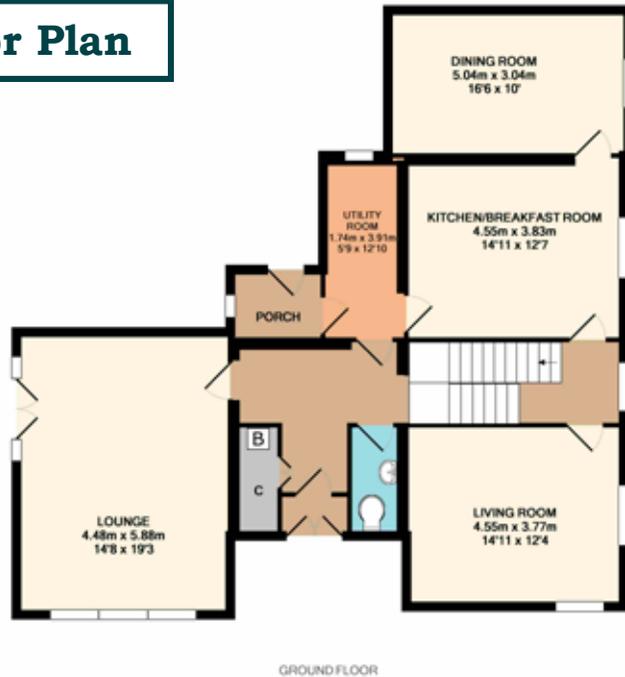
- **Master Bedroom (En-Suite)**
With window to the front.
- **En-Suite**
With large shower cubicle, WC, WHB, built-in shelving, velux window.



- **Double Bedroom 2**
With window to the front providing open views across the surrounding countryside.
- **Double Bedroom 3**
With window to the front providing open views across the surrounding countryside.



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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SERVICES

- Mains water
- Private drainage
- Mains electricity
- Oil fired central heating system
- Double glazed throughout
- The telephone is installed subject to the normal BT regulations fibre broadband connection.

STABLES & GARAGE

An exceptional building which is split into three large stables (4.3m x 3.7m) with a tack room off. These benefit from hardwood doors, water and electricity laid in.

A large garage is attached to the stable block, which again have hardwood doors with a personnel door off. The garage is extremely spacious (6.38m x 12.2m), with an area set aside as a workshop and a mezzanine level providing further spacious storage. In addition, the garage houses a cloakroom with a WC & WHB. This building has been constructed to an exceptionally high standard with a slate roof, three large velux windows and a window to the rear providing a bright and airy workspace.





THE LAND & GARDEN GROUNDS

Burnside is surrounded by its own mature garden grounds, which are laid to lawns, mature shrubs and specimen trees along with an area of amenity woodland. Located within the amenity woodland exists a small box profile agricultural shed, which is utilised for storage of machinery, etc. A pretty stream runs along one boundary of the property.

To the rear and side of the property is a detached building, which is fully insulated with electricity & water laid in and two velux roof lights. This building is currently utilised for housing portable kennels (not included within the sale), however has huge potential for a number of uses. To the side of Burnside, a former single brick-built garage is utilised for general storage.

The grazing land at Burnside surrounds the dwellinghouse and is broken into manageable paddocks by post and rail fencing as well as featuring a double wooden field shelter. Additionally, there are two paddocks plus a small orchard just across the minor road. The larger paddock has a double brick-built field shelter. All paddocks are serviced by water troughs. This land has potential for a variety of uses from equestrian to small scale agricultural production.



COUNCIL TAX

Council tax banding: G

HOME REPORT

It should be noted that given that Burnside is a smallholding, there is no requirement for the sellers or their agents to provide a Home Report. The property is classed as mixed use.

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 for a definitive list of burdens subject to which the property is sold.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

Immediately upon completion.

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 2019

Sale Plan



FOR IDENTIFICATION PURPOSES

