STENLEA

15 Raecroft Avenue, Collin, Dumfries, DG1 4LP

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2021. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:3000. Paper Size - **A4**

NOT TO SCALE
Plan for indicative purposes only

STENLEA

15 Raecroft Avenue, Collin, Dumfries, DG1 4LP

Dumfries 3 miles, Carlisle 30 Miles, M6 Junction at Gretna 17 miles

A DETACHED THREE BEDROOM BUNGALOW SITUATED IN A QUIET CUL-DE-SAC WITHIN THE VILLAGE OF COLLIN

- TRADITIONALLY BUILT THREE BEDROOM BUNGALOW OCCUPYING A PRIME CORNER PLOT
- ATTACHED SINGLE GARAGE
- GENEROUS LANDSCAPED GARDEN GROUNDS
- OFF-STREET PARKING
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC – C (72)

FOR SALE PRIVATELY

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Mr Iain McDonald
GGB Law
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744

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

OnTheMarket.com

INTRODUCTION
Stenlea is conveniently located about 3 miles southeast of the busy market town of Dumfries in Southwest Scotland. The dwelling occupies a prime corner plot set within a quiet Cul-de-sac within the village of Collin. The village is ideally located for access to the main arterial routes, putting the property within easy commuting distance to major centres, both north and south.

Stenlea provides comfortable family accommodation and although may require some personal cosmetic upgrading, Stenlea is a blank canvas for any purchaser to add their own personal touch. Generous garden grounds wrap around the property with the rear being mainly laid to lawns with a raised patio area providing the perfect area for alfresco dining or family and social entertaining with an open outlook across the surrounding countryside. There is ample off-road parking to the front giving access to the attached single garage with the remainder of the garden made up of mature shrubs, lawns & flower beds. The garden grounds at Stenlea attract a variety of wildlife. Stenlea affords the opportunity to enjoy village life in a semi-rural setting within easy commuting distance of Carlisle, Dumfries and indeed Glasgow.

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 secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Primary education is available locally with further choices in the nearby Dumfries.

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 is 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
As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE
The property is offered for sale by private treaty as a whole.

GUIDE PRICE
Offers for Stenlea are sought in excess of: £210,000

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

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

PARTICULARS OF SALE

Sternlea is an attractive bungalow of traditional construction with the accommodation arranged over a single floor, providing bright and spacious living accommodation, briefly comprising:

GROUND FLOOR

- **Central Hallway**
  With part glazed UPVC door to outside, large built-in cupboard.

- **Kitchen / Dining**
  A spacious bright room with a large picture window to the front. The kitchen benefits from a range of floor and wall units, breakfast bar, sink & drainer, induction hob, cooker hood, built-in electric oven. A dedicated dining area provides ample space for family dining.

- **Utility Room**
  Plumbed for automatic washing machine, houses the central heating boiler and a part glazed door giving access to the side of the property.

- **Living Room**
  Another large bright room with French doors leading to the rear garden grounds and raised patio area providing open views across the surrounding countryside.

- **Family Bathroom**
  With bath, WC, WHB, window to the rear.

- **Double Bedroom 1 (En-Suite)**
  With window to the rear, built-in cupboard, en-suite.

- **En-Suite**
  With shower cubicle, WC, WHB, window to the rear.

- **Double Bedroom 2**
  With built-in wardrobes, window to the front.

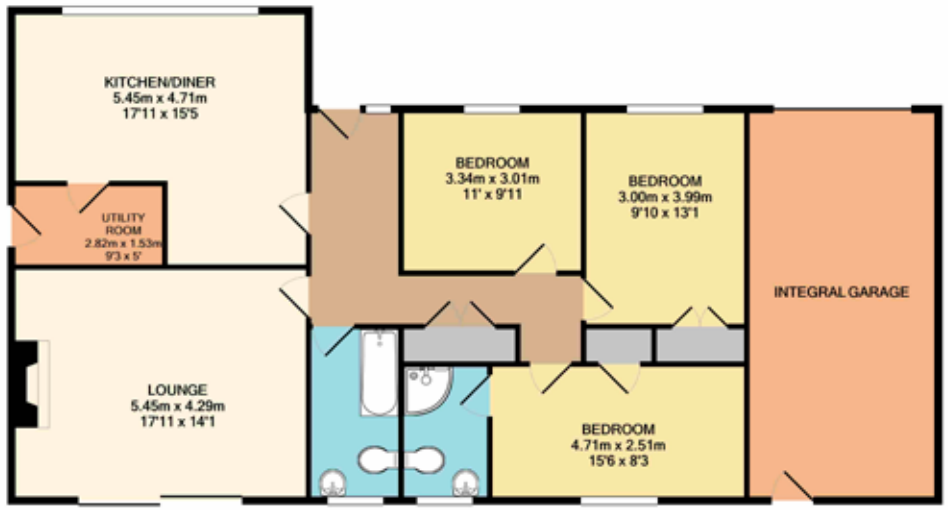
- **Double Bedroom 3**
  Window to the front.

SERVICES

- Mains water and electricity.
- Mains drainage.
- Gas fired central heating system.
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

As mentioned earlier, Stenlea benefits from generous garden grounds surrounding the property, ample off-road parking and an attached single garage.



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.
Made with Metropix ©2021

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 **Mr Iain McDonald, GGB Law**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX
Band E

HOME REPORT
A Home Report can be made available upon request.

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 central heating system and 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
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.

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 April 2021

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS