



THE PAVINGS

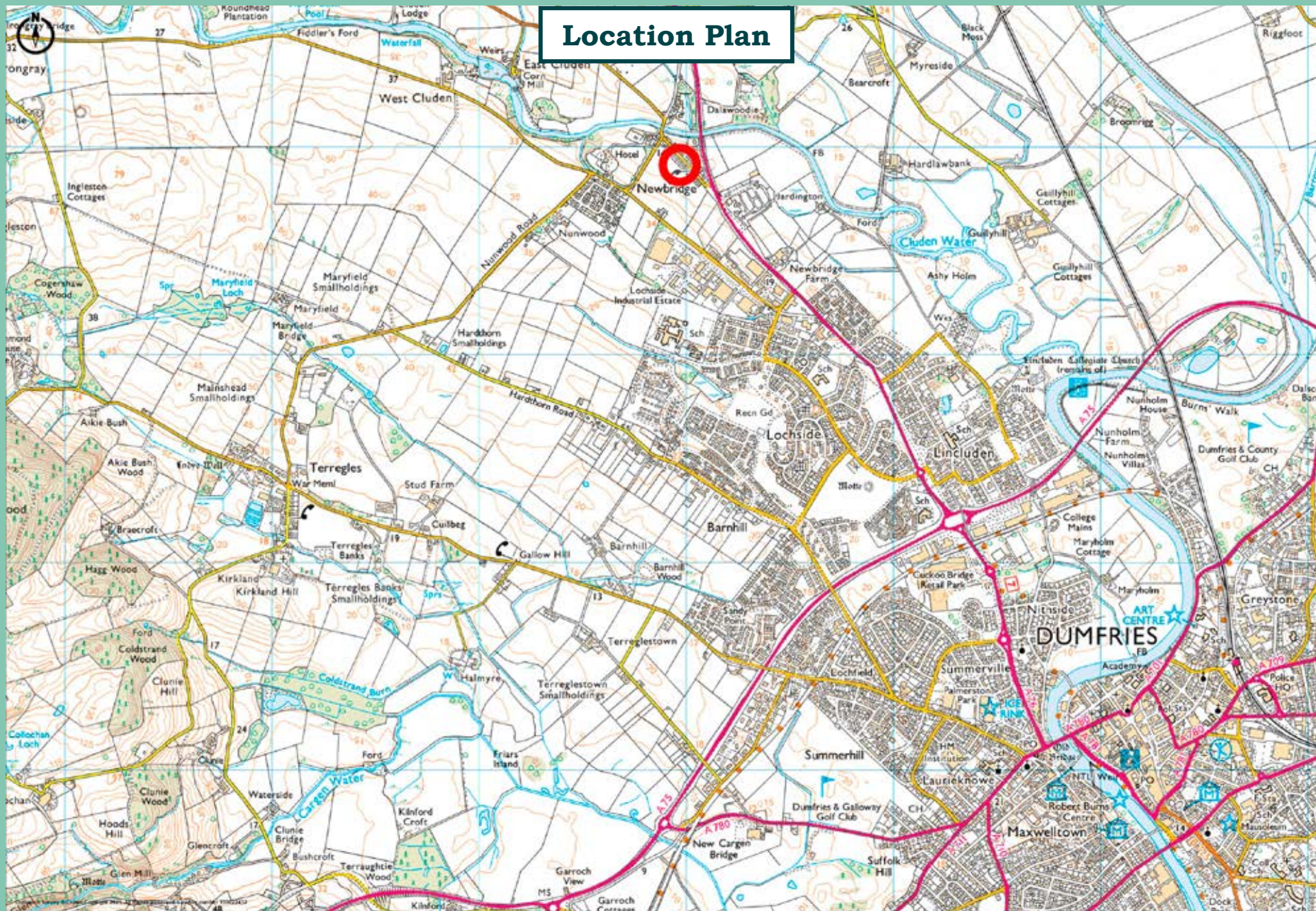
Newbridge, Dumfries, DG2 0QX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



THE PAVINGS

Newbridge, Dumfries, DG2 0QX

Dumfries 2 miles, Carlisle 39 Miles, Glasgow 73 Miles, Edinburgh 75.5 Miles

AN EXTREMELY WELL-PRESENTED DETACHED BUNGALOW SITUATED ON A VERY GENEROUS PLOT WITHIN NEWBRIDGE JUST ON THE OUTSKIRTS OF DUMFRIES

- WELL-PRESENTED THREE BEDROOM BUNGALOW (ONE EN-SUITE)
- ATTACHED SINGLE GARAGE
- OPEN VIEWS TO THE REAR ACROSS THE SURROUNDING COUNTRYSIDE
- CONVENIENTLY LOCATED ON THE EDGE OF DUMFRIES TOWN BOUNDARIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC – E (47)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Email: david@hallbaird.co.uk



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

The Pavings is conveniently located within Newbridge, a quiet countryside village some 2 miles north of the busy market town of Dumfries in Southwest Scotland. The property has been maintained to very high standard, incorporating all fixtures and fittings associated with modern family living. The dwelling occupies a very generous plot benefitting from garden grounds to the front garden grounds to the rear with open views across the surrounding countryside, ample off-road parking and an attached single garage.

The location of The Pavings is such that local amenities are within close proximity, yet countryside walks are available straight from the doorstep. This three-bedroom dwelling benefits from modern fixtures and fittings throughout and is in walk-in condition. The garden grounds to the rear are enclosed making this a safe area for children and pets with the paved patio offering an area perfect for alfresco dining or family and social entertaining.

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. The new hospital at Dumfries is within a short distance of The Pavings.

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

As indicated on the location plan which form part of these particulars.

METHOD OF SALE

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

GUIDE PRICE

Offers for The Pavings are sought in excess of: £240,000

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

The Pavings is presented to a very high standard has been very well-maintained. The dwelling is of traditional construction rendered under a slate roof. The accommodation is arranged over a single floor providing bright and spacious living accommodation. The property in more detail briefly comprises:

- **Front Entrance Porch**
With tiled flooring.
- **Central Hallway**

- **Family Bathroom**

Bath with shower over, modern sanitary wear, tiled flooring, built-in cupboard, Jack n' Jill access to double bedroom 1.

- **Double Bedroom 1**

With double aspect windows, built-in cupboards.

- **Single Bedroom 2**

With window to the front.



- **Living Room**

A lovely bright room with ample room to accommodate a dining table, patio doors lead to the paved patio and a wood burner with back boiler is set in a feature fireplace.



- **Double Bedroom 3 (En-Suite)**

With double aspect windows, built-in cupboards, en-suite off.

- **En-suite**

With shower cubicle and modern range of sanitary ware.

- **Kitchen**

With modern floor and wall units, induction hob with cooker hood, built-in electric oven, sink & drainer, tiled floor, window to the rear.

- **Utility Room**

With floor units, sink & drainer, plumbed for automatic washing machine, window to the rear, built-in cupboard, door to outside.





SERVICES

- Mains water and electricity
- Private drainage
- LPG central heating
- Wood burner with back boiler
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

As mentioned earlier, there is ample room for off-road parking to the front with the rear gardens being enclosed with open views across the surrounding countryside.



HOME REPORT

A home report is available to download from our website

MATTERS OF TITLE

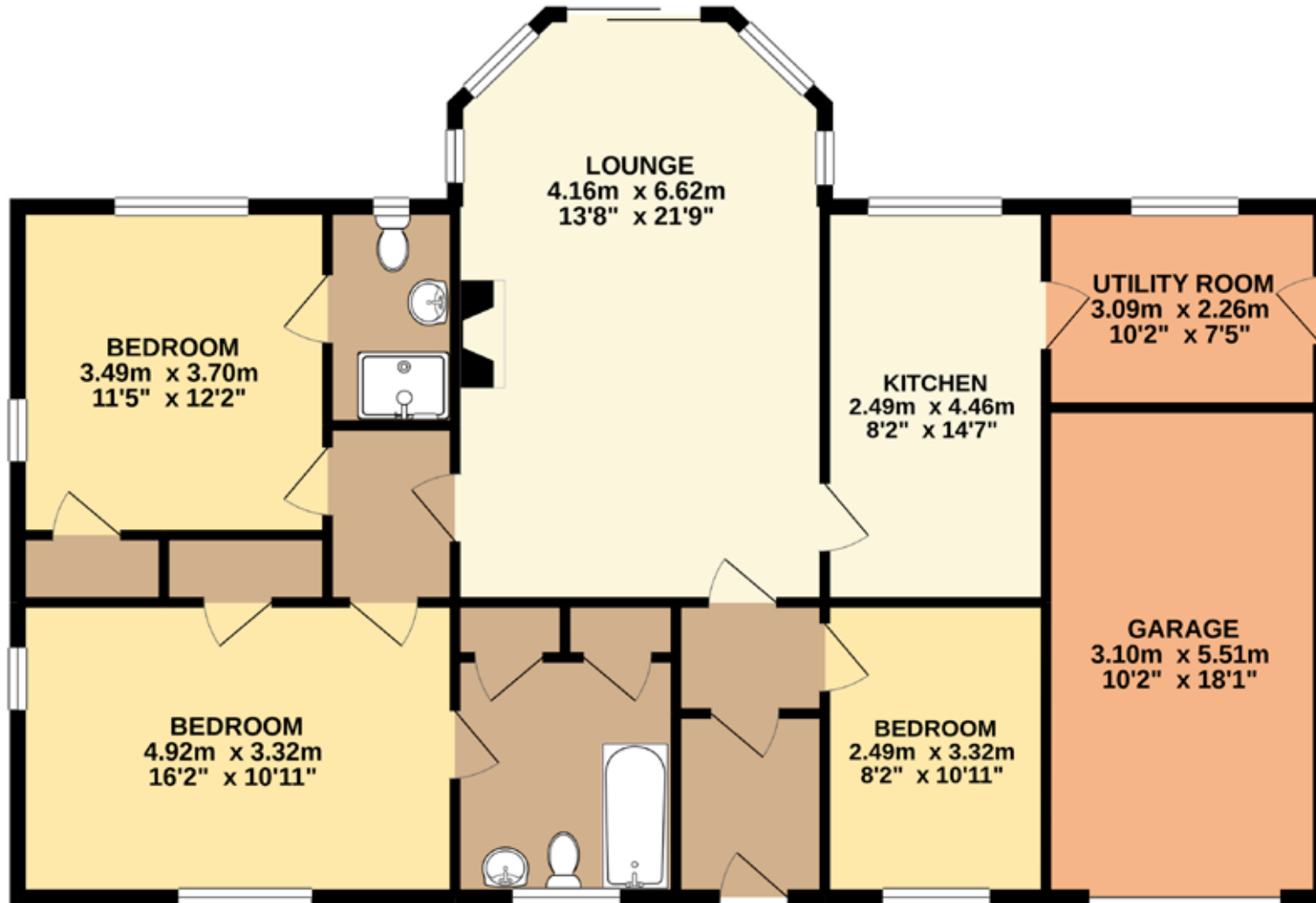
The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens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

COUNCIL TAX

Band F.

Floor Plan

GROUND FLOOR



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 of 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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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

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.



Sale Plan

Cairn Lodge

The Pavings

Louisville

16.3m

Penyghent

Meadowside

