



DUNKELD

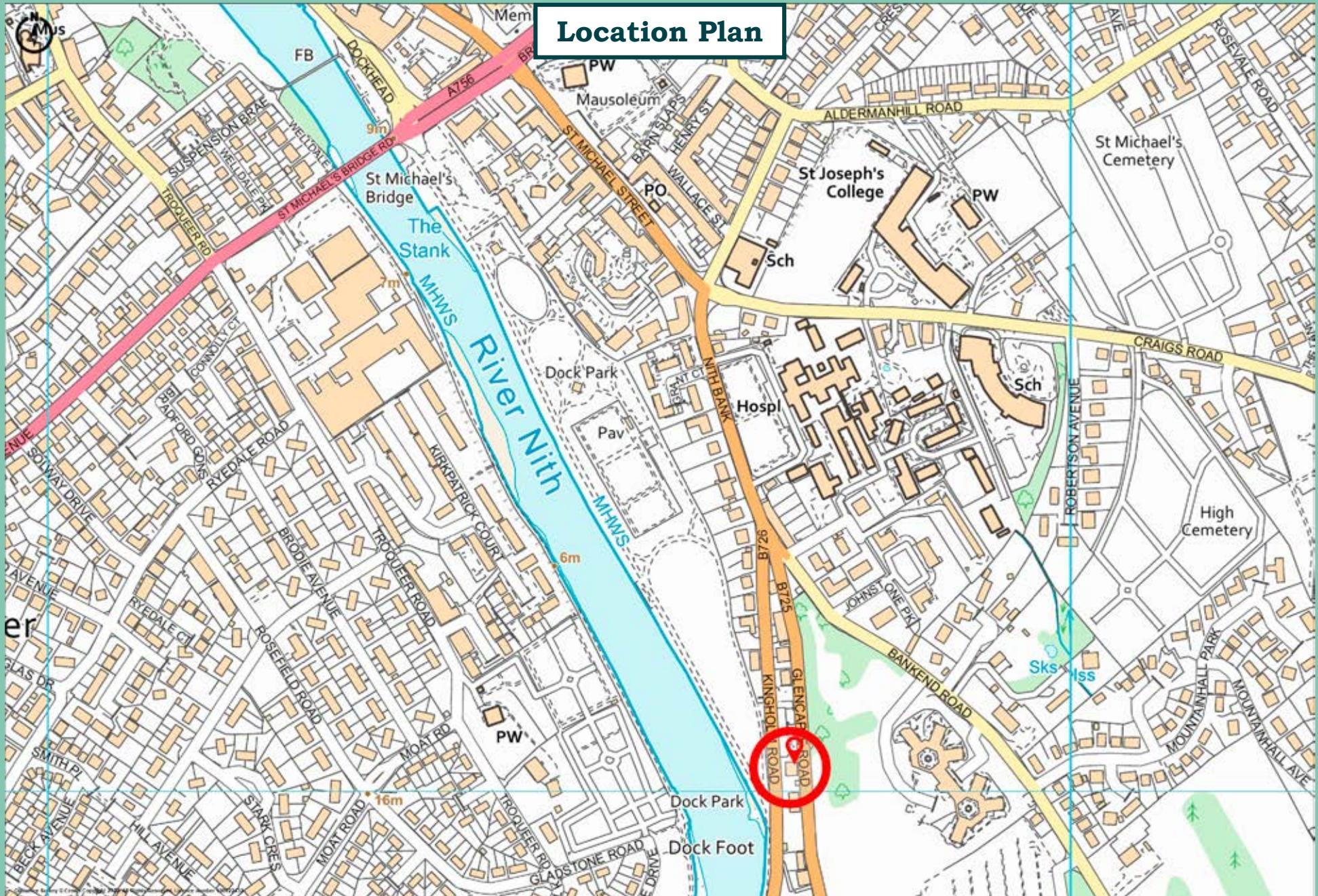
Glencaple Road, Dumfries, DG1 4AS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



DUNKELD

Glencaple Road, Dumfries, DG1 4AS

Carlisle 36 miles, Edinburgh 81 miles, Glasgow 78 miles

A UNIQUE AND EXTREMELY DESIRABLE DETACHED DWELLING SITUATED IN A CENTRAL LOCATION OF DUMFRIES WITH STUNNING ELEVATED VIEWS ACROSS THE RIVER NITH

- DIVERSE & SPACIOUS THREE BEDROOM ACCOMMODATION
- PRIVATE DRIVEWAY AND INTEGRAL GARAGE
- GARDEN GROUNDS TO THE REAR WITH OPEN VIEWS OVER THE RIVER NITH
- WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC: D (62)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Jill Irvine
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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

Dunkeld is situated on the Glencaple Road within a short walking distance to Dumfries town centre.

Dunkeld is a rather unique property with a diverse split-level layout, with most of the living accommodation offering stunning views across the river Nith and the Dock Park in Dumfries. Dunkeld benefits from three-bedroom accommodation with a private drive and integral garage. There are elevated tiered garden grounds to the rear, overlooking the Nith, which are mainly made up of mature shrubs with a paved patio, making this the ideal space for family and social entertaining.

The immediate area offers excellent river and countryside walks or for the cyclist, a network of cycle routes. There are many attractions of scenic and historical interest within easy reach yet, within a distance to all town centre amenities and major road networks both north and south.

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 variety of further education choices. The newly constructed hospital is only a short drive from Dunkeld.

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 forming part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Dunkeld are sought in excess of £300,000

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

Dunkeld is of a more modern type construction set under a tiled roof. The accommodation arranged over split-levels, briefly comprising:

GROUND FLOOR

- **Front Entrance Porch**

With tiled flooring and obscured glazed timber framed doors to the central hallway on the ground floor accommodation.

- **Central Hallway**

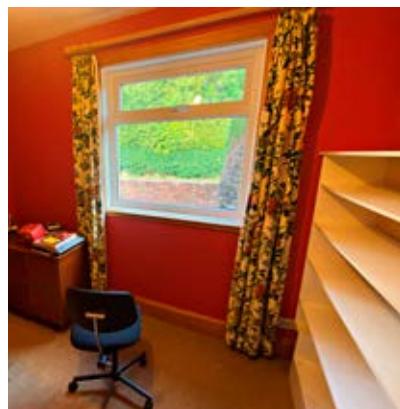
With door off to integral garage and a staircase with a short staircase stepping up to the first-floor accommodation and a staircase to the lower ground floor.

- **Office**

With a window to the front.

- **Cloakroom**

With WC and a wash hand basin which is set in a vanity unit.



- **Kitchen**

With a range of floor and wall units, utility cupboard, built-in electric oven and hob with extractor fan, standalone fried freezer, breakfast bar, window to the rear.

- **Utility Room**

Plumbed for automatic washing machine and dishwasher, door off to garden grounds.



LOWER GROUND FLOOR

- **Hallway**

With large walk-in storage cupboard,



- **Dining Room**

With window to the rear.

- **Lounge**

A spacious room with a window to the side, gas fire set in a feature fireplace and patio doors leading to a paved patio with a chrome balustrade and glass panels.



FIRST FLOOR

- **Hallway**

With built-in cupboard housing the hot water tank.

- **Family Bathroom**

Bath with shower over, WC, WHB set in a vanity unit.

- **Double Bedroom 1**

With built-in wardrobes and a window to the rear overlooking the River Nith.



- **Double Bedroom 2**

As bedroom 1.

Floor Plan

GROUND FLOOR



1ST 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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- **Master Bedroom 3 (En-Suite)**

A spacious bright room with patio doors leading to an elevated balcony. There are two built-in wardrobes and an en-suite.

- **En-Suite**

With enclosed shower cubicle, WC, WHB set in a vanity unit and a former built-in sauna cubicle.



SERVICES

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

OUTSIDE

As mentioned earlier, there is a private driveway to the front with access to the integral garage which has an up and over electric door. There are tiered garden grounds to the rear, mainly made up of mature shrubs.



COUNCIL TAX

Band G.

HOME REPORT

A Home Report can be downloaded direct from our website: www.threaverural.co.uk/property

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, **Jill Irvine, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.

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.

GENERALLY

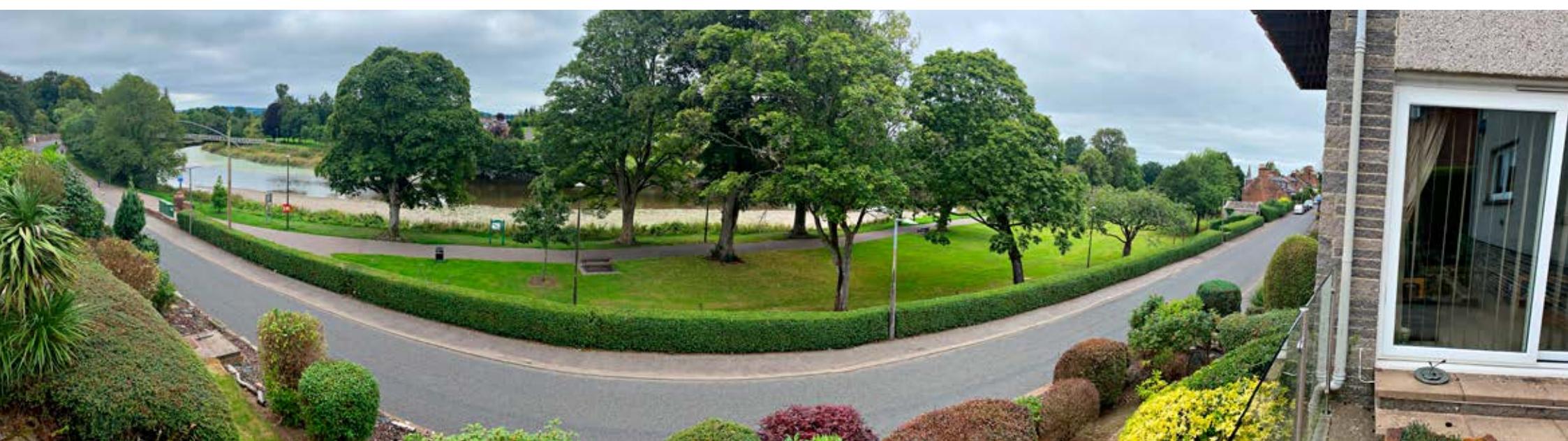
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 January 2022







Dock Park