



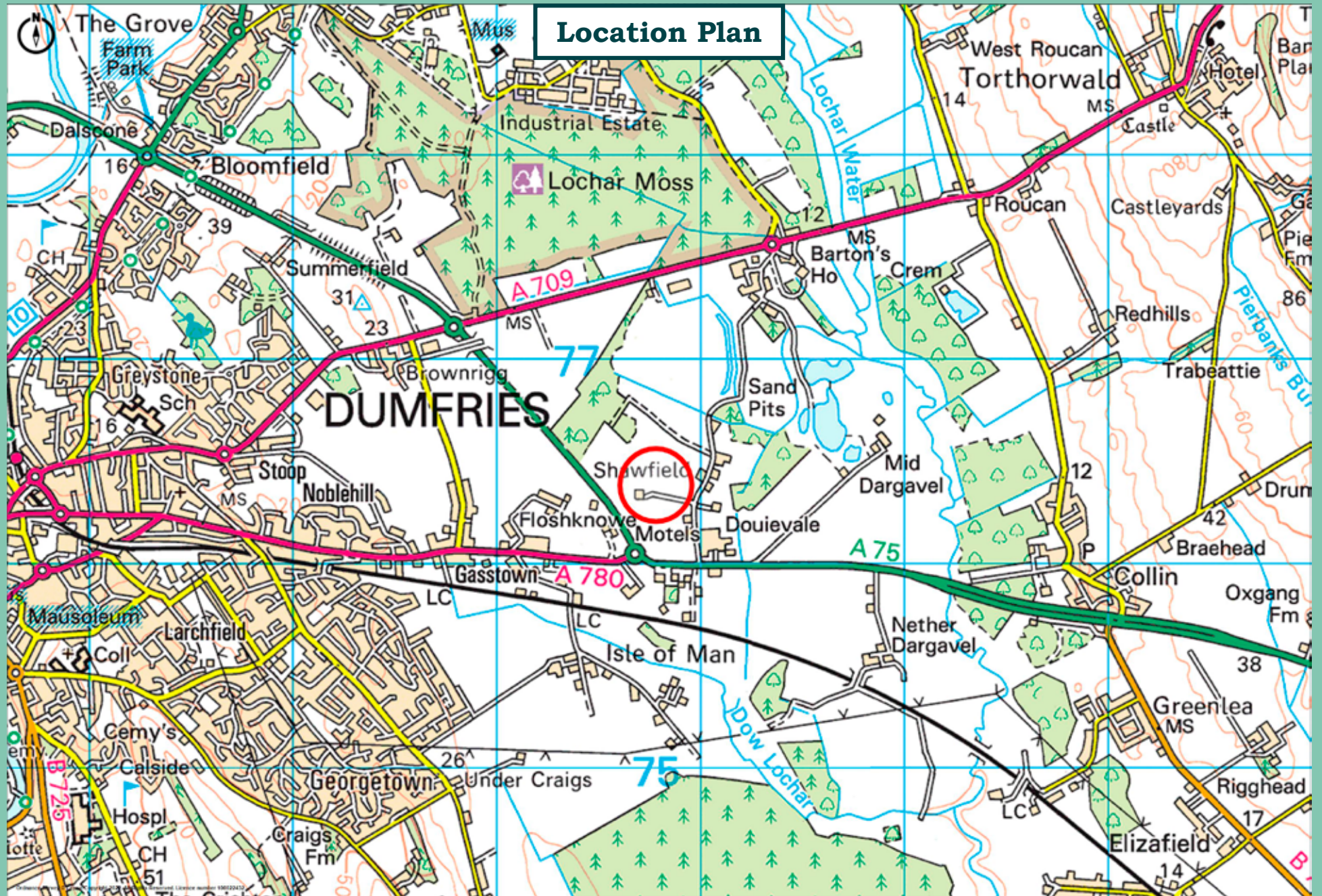
# PARADISE

Annan Road, Dumfries, DG1 3SF



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# PARADISE

**Annan Road, Dumfries, DG1 3SF**

**Carlisle 31 Miles, Glasgow 77 Miles, Edinburgh 79 Miles**

## A CHARMING RESIDENTIAL SMALLHOLDING WITH DEVELOPMENT POTENTIAL LOCATED ON THE PERIPHERY OF DUMFRIES

- TRADITIONAL THREE BEDROOM COTTAGE (REQUIRES MODERNISATION)
- ATTACHED TRADITIONAL BARNs (DEVELOPMENT POTENTIAL)
- TWO GRAZING PADDOCKS
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR ROAD NETWORKS
- EPC – E (43)

**In All About 1.44HA (3.56 Acres)**

### VENDORS SOLICITORS

Rebecca Pickering  
JHS Law  
8 – 10 Bank Street  
Dumfries  
DG1 2NS  
01387 739000

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

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





## INTRODUCTION

Paradise is conveniently located just on the periphery of the busy market town of Dumfries in Southwest Scotland. The dwelling occupies a convenient location with open views. Paradise benefits from a charming three-bedroom cottage and although requires a degree of modernisation, provides a blank canvas to any potential purchaser. In addition, there two traditional barn attached to the dwellinghouse, which may have some further development potential. Any interested party wishing to pursue this would need to make their own enquiries with Dumfries & Galloway Council. The property is accessed off a minor road, just off the A75 and benefits from its own private access.

A feature of the property is the grazing paddocks with the whole property occupying about 3.56 acres. The paddocks are currently utilised for the grazing of ponies and sheep and has huge potential for equestrian, small scale agricultural or horticultural uses.

Local amenities are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, a University Campus and the recently constructed hospital is within an easy driving distance. 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

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

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Paradise are sought in excess of: **£280,000**

## 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

Paradise is of traditional construction set under a slated roof. The accommodation is arranged over a single floor, briefly comprising:

- **Rear Entrance Porch**



- **Kitchen**

With floor & wall units, sink & drainer, plumbed for automatic washing machine.



- **Sitting Room**

With multi-fuel stove, window to the front & rear, built-in storage cupboard

- **Central Hallway**

With sunroom off.

- **Sunroom**

Glazed to three sides, requires repair or replacement.

- **Double Bedroom 1**

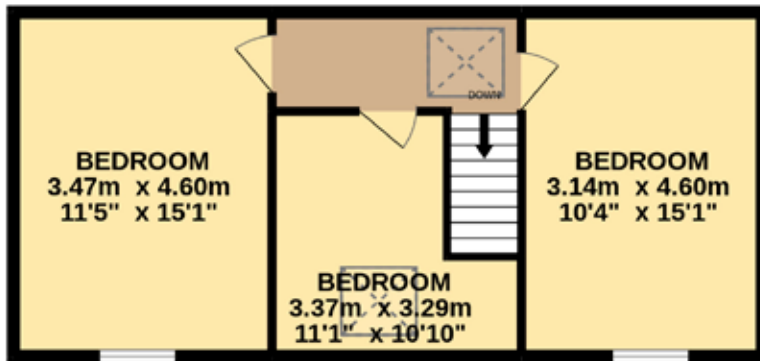
With double aspect windows.

- **Family Bathroom**

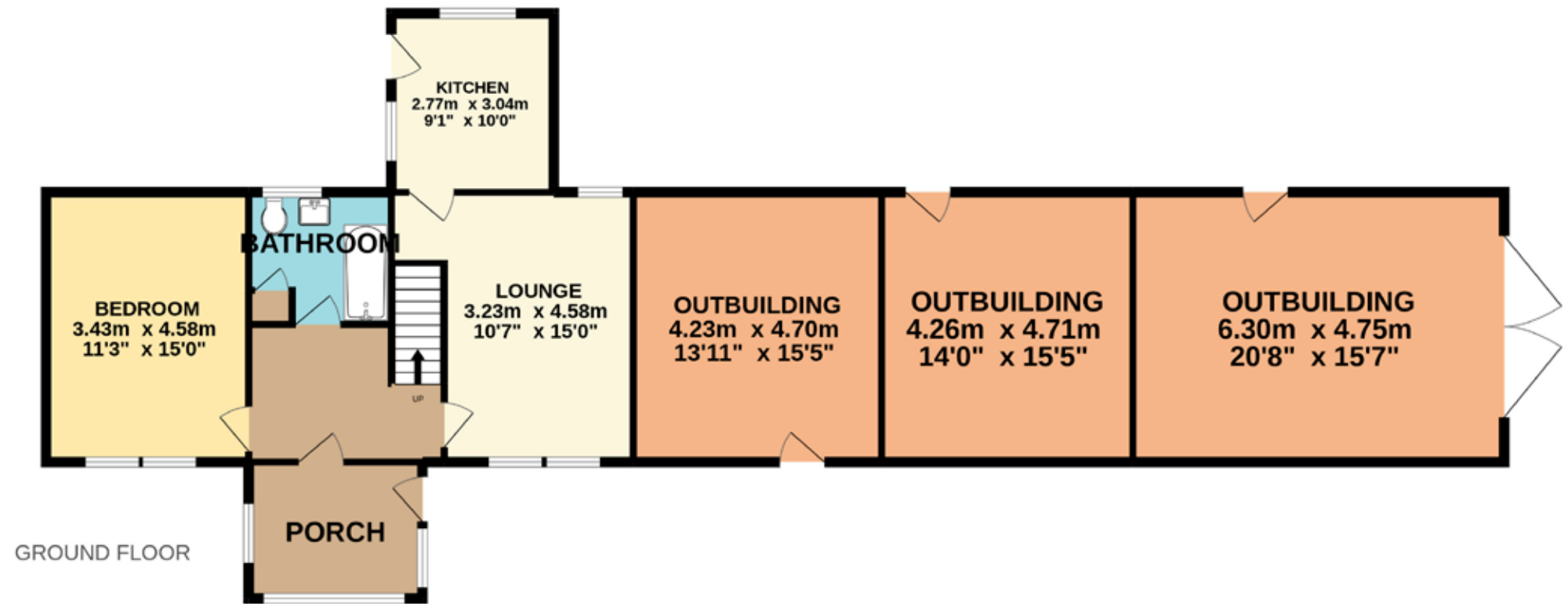
With modern sanitary wear and bath with shower over.



# Floor Plan



1ST FLOOR



GROUND FLOOR

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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## FIRST FLOOR

- **Double Bedroom 2**  
Window to the front
- **Single Bedroom 3**  
With window to the front.
- **Double Bedroom 4**  
With window to the front.

## SERVICES

- Mains water and electricity
- Private drainage
- Oil fired central heating system
- Multi-fuel stove
- The telephone is installed subject to the normal BT regulations

## OUTSIDE

- Two Traditional built outbuildings.
- Woodstore
- Extensive Garden Grounds
- Two Grazing Paddocks





## HOME REPORT

A home report can be downloaded direct 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, **Rebecca Pickering, JHS Law** for a definitive list of burdens subject to which the property is sold.

## COUNCIL TAX

Band D.

## 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.

## 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 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 March 2022*



# Sale Plan

FOR IDENTIFICATION PURPOSES ONLY

Shawfield

Paradise

0m 15m 30m 45m

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