



# STROMA

37 Georgetown Road, Dumfries, DG1 4DD



**Location Plan**

# STROMA

**37 Georgetown Road, Dumfries, DG1 4DD**

**Carlisle 32 miles, Edinburgh 80 miles, Glasgow 77 miles**

## **A TRADITIONAL DETACHED DECEPTIVELY SPACIOUS FOUR BEDROOM BUNGALOW SITUATED ON AN ELEVATED SITE WITHIN A POPULAR RESIDENTIAL AREA OF DUMFRIES**

- WELL-PRESENTED TRADITIONAL FOUR BEDROOM BUNGALOW
- PRIVATE DRIVEWAY AND ENCLOSED GARDEN GROUNDS TO THE REAR
- ELEVATED SITE WITH VIEWS TOWARDS THE SURROUNDING COUNTRYSIDE
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES & MAJOR ROAD NETWORKS
- EPC: D (59)

**FOR SALE PRIVATELY AS A WHOLE**

### **VENDORS SOLICITORS**

Mrs Sharon Fyall  
Pollock & McLean  
41 Castle Street  
Dumfries  
DG1 1DU  
Tel: 01387 255414



### **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

Stroma was constructed circa 1930's making it one of the original bungalows within the area now known as Georgetown. Stroma occupies an elevated site with far reaching views over the rooftops towards the surrounding countryside.

Stroma is of traditional construction set over a single floor and offers surprisingly spacious four-bedroom family accommodation. To the front of Stroma there is a gravelled area and to the side, a tarmac driveway offering private off-road parking leading to a brick-built garage. The rear garden grounds are mainly laid to lawns bound by a timber fence making this a safe area for children and pets.

The immediate area offers excellent walking, hiking and cycling routes with the Maiden bower walk, within a short distance. There are many attractions of scenic and historical interest within easy reach yet, within a short drive 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 having 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.

## DIRECTIONS

As indicated on the location plan forming part of these particulars.

## METHOD OF SALE

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

## GUIDE PRICE

Offers for Stroma are sought **in excess of £235,000**

## 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

Stroma is of traditional construction set under a slate roof, the accommodation is arranged over a single floor and in more detail briefly comprises:



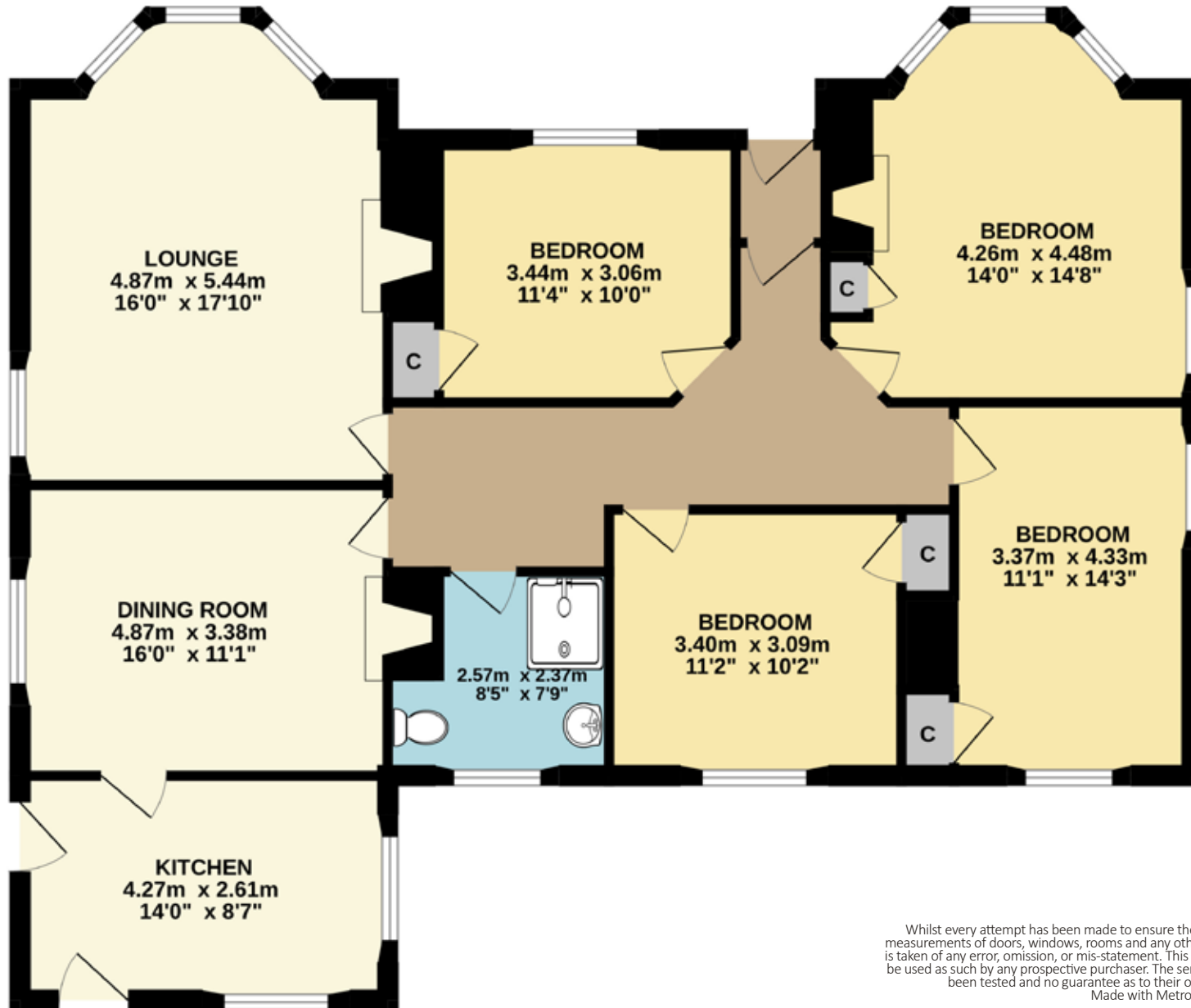
- **Kitchen**  
With a range of floor and wall units, plumbed for white goods, triple aspect windows.
- **Dining Room**  
With original feature fireplace and a window to the side.



- **Central Hallway**  
With built-in cupboards and loft hatch with Ramsay ladder. The attic space is full height and would, subject to the necessary permissions, make further living space.
- **Bathroom**  
With a generous walk-in shower cubicle and range of modern sanitary ware.

# 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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- **Double Bedroom 1**  
With a window to the side affording far reaching views, built-in cupboard.
- **Double Bedroom 2**  
With double aspect windows, built-in cupboard.
- **Double Bedroom 3**  
With a bay window to the front, window to the side, built-in cupboard and feature fireplace.



- **Lounge**  
With bay window to the front, window to the side, feature fireplace.
- **Double Bedroom 4**  
With window to the side, built-in cupboard

**SERVICES**

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







## **OUTSIDE**

Gravelled area to the front, tarmac driveway affording off-road parking, enclosed gardens and brick built garage to the rear.

## **COUNCIL TAX**

Band F

## **HOME REPORT**

A Home Report can be downloaded direct from our website: [www.threaverural.co.uk/property](http://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, **Sharon Fyall** 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 April 2023*

# Sale Plan



