



# BURNBRAE FARM COTTAGE

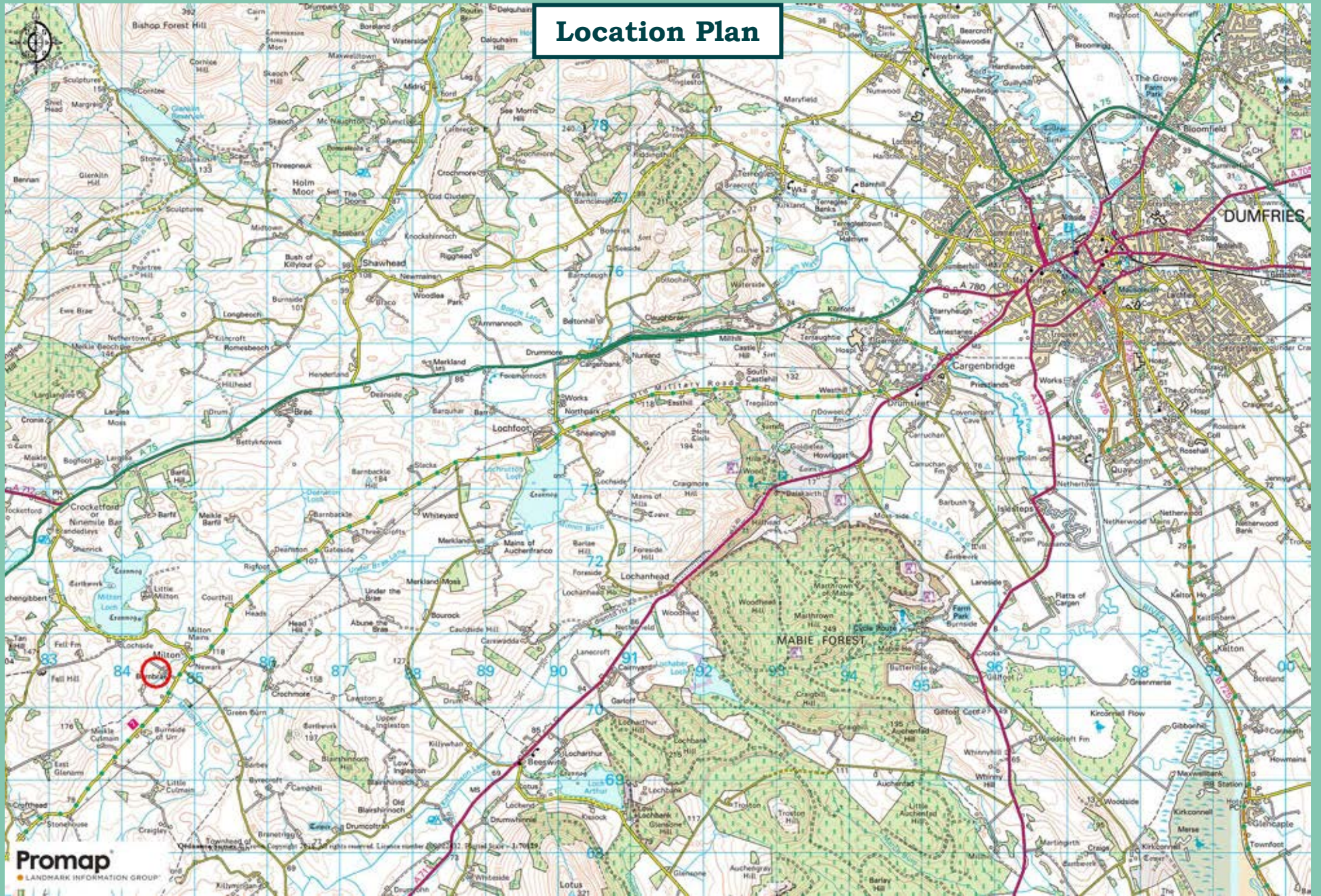
Milton, Crocketford, Dumfries, DG2 8QR



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



NOT TO SCALE  
Plan for indicative purposes only

# BURNBRAE FARM COTTAGE

**Milton, Crocketford, Dumfries, DG2 8QR**

Castle Douglas 7 mile, Dumfries 9 miles, Carlisle 43 miles, Glasgow 85 Miles, Edinburgh 87 Miles

## A THOROUGHLY CHARMING DETACHED COTTAGE SITUATED ON AN ELEVATED SITE WITHIN THE PRETTY HAMLET OF MILTON IN DUMFRIES & GALLOWAY

- BEAUTIFULLY PRESENTED THREE BEDROOM COTTAGE SET OVER A SINGLE FLOOR
- MATURE LANDSCAPED GARDEN GROUNDS WITH LOVELY OPEN COUNTRYSIDE VIEWS
- SOLAR PANELS WITH RHI FEED-IN TARIFF
- QUIET COUNTRYSIDE LOCATION YET WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY AS A WHOLE**



### VENDORS SOLICITORS

Helen Steele  
Williamson & Henry  
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Kirkcudbright  
DG6 4AA

Tel: 01557 330692

Email: [HSteele@williamsonandhenry.co.uk](mailto:HSteele@williamsonandhenry.co.uk)



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

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

Burnbrae Farm Cottage is situated within the pretty hamlet of Milton on an elevated site with open countryside views to the front. The property is within about a 15-minute drive to the busy market towns of Dumfries & Castle Douglas.

This charming single storey cottage started life as a traditional stone-built farm building which was converted and extended, now providing a lovely, bright and spacious home with all the comforts of modern family day living. Burnbrae Farm Cottage is enclosed within its own grounds offering off-road parking via a driveway and beautiful, mature garden grounds which are made up of flowering borders, mature trees, shrubs and lawn. There is a paved patio which is the perfect area for alfresco dining or family and social entertaining. Given the location of Burnbrae, native wildlife can be enjoyed on a daily basis.

Milton itself is on the Old Military Road, which links Dumfries and Castle Douglas with the villages of Milton, Hardgate, Haugh of Urr and Lochfoot all having easy access to the main A75 Euro route. Lochrutton Primary School is approximately 2 miles away, while Hardgate Primary School lies approximately 3 miles to the west with a good choice of secondary schooling in Dumfries, Castle Douglas or Dalbeattie relatively nearby. The new DGRI hospital is situated on the western outskirts of Dumfries and is only a 15 minute drive away.

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 available locally. Given the diverse landscape and proximity to the coast and local lochs, the area offers unique walks, sailing and cycling, while 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 forms part of these particulars.

## METHOD OF SALE

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

## GUIDE PRICE

Offers for Burnbrae are sought in excess of: **£275,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No' 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**

**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

### BURNBRAE DWELLING HOUSE

As mentioned earlier, Burnbrae was originally a former traditional farm building which was converted and extended. The accommodation is arranged over a single floor and in more detail briefly comprises:



- **Open Plan Living / Kitchen**

A bright and spacious living space with the living room benefitting from a multi-fuel stove for those cosy winter nights in. There are two windows to the rear and glazed doors to the front giving access to the conservatory. The kitchen is fully fitted with floor and wall units, electric halogen hob with a cooker hood and an electric oven. There is a window to the front overlooking the garden grounds and a light tunnel is set in, further complimenting the movement of light throughout the dwelling.



- **Utility Room**

With base units, plumbed for white goods, double aspect windows and part glazed UPVC door to the rear.

- **Conservatory**

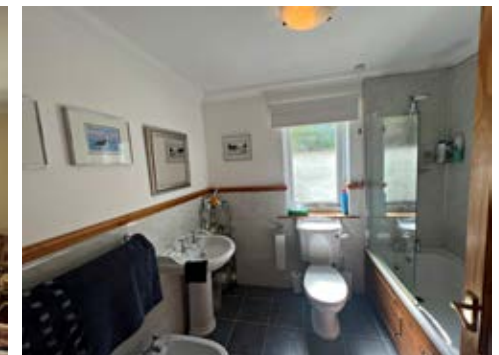
The conservatory is of UPVC construction and fully glazed making this the perfect area to enjoy the peaceful surroundings.

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

With built-in wardrobes and a window to the front.

- **En-Suite**

With the normal range of sanitary ware, bath with shower over.



- **Central Hallway**

With a light tunnel set in.

- **Double Bedroom 2**

With a window to the front.

- **Double Bedroom 3**

With a window to the front.

- Family Bathroom**

With the normal range of sanitary ware, bath with shower over.



**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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**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains/Solar Panels on RHI feed-in tariff	Oil	D	B81

**OUTSIDE**

Burnbrae is approached by its own gated driveway which is neatly laid with gravel. The property benefits from its own beautifully landscaped garden grounds with a paved area off the conservatory making this the perfect area for alfresco dining and family or social entertaining. The garden grounds are made up of mature trees and shrubs, flowering borders and a neat lawn.



## **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, **Helen Steele, Williamson & Henry**, 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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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 August 2023*

