



## **DRUMBURLIE**

**Dunscore, Dumfries, Dumfries & Galloway, DG2 0TD**



**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**

# Location Plan



# DRUMBURLIE

**Dunscore, Dumfries, Dumfries & Galloway, DG2 0TD**

**Dunscore 1.5 mile, Dumfries 9 miles, Carlisle 42 Miles, Glasgow 70 Miles, Edinburgh 71 Miles**

## **A CHARMING TWO BEDROOM BARN CONVERSION LOCATED ON THE OUTSKIRTS OF THE PRETTY VILLAGE OF DUNSCORE WITHIN DUMFRIES & GALLOWAY**

- TWO BEDROOM COTTAGE (ONE EN-SUITE)
- GENEROUS GARDEN GROUNDS AND USEFUL OUTBUILDING
- OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- RURAL BUT ACCESSIBLE LOCATION
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY AS A WHOLE**

### **VENDORS SOLICITORS**

Stephen McLean  
Brazenall & Orr  
104 Irish Street  
Dumfries  
DG1 2PB  
Tel: 01387 255695



**THREAVE RURAL**

LAND / ESTATE AGENTS  
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### **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

Drumburlie is located about 1.5 miles from the pretty village of Dunscore and about 9 miles Northwest of the busy market town of Dumfries in Southwest Scotland.

Drumburlie is a charming barn conversion (converted 2008), providing comfortable living accommodation over two floors. The property now presents a two / three bedroom cottage located in a rural but accessible location with open countryside views. The location of the property is such that outdoor pursuits are available straight from the doorstep and a bounty of native wildlife can be seen on a daily basis. The property benefits from generous garden grounds, a useful outbuilding and private gated driveway. A dedicated raised patio provides the perfect area for alfresco dining or family and social entertaining whilst enjoying the peaceful rural surroundings. It should be noted that the property is attached to a traditional barn, which is not within the current ownership.

Primary schooling is available in the Village of Dunscore, some 1.5 miles distant, with both primary & secondary schooling available at the highly regarded Wallace Hall Primary & Wallace Hall Academy in Thornhill, about 6.5 miles from the property. Dunscore further boasts a Health Centre and a local community run public house. Dunscore has an active Community Council who organise a variety of events throughout the year.

A wider range of services can be found in the town of Thornhill which boasts an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage and petrol station, dentist, podiatrist, community hospital, and health centre. A further range of professional and retail services are available in the busy market town of Dumfries some 9 miles distant, which boasts three retail parks, an ice rink, a modern sports centre, a University Campus and is within easy reach of the newly constructed hospital.

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 forms part of these particulars.

## METHOD OF SALE

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

## GUIDE PRICE

Offers for Drumburlie are sought **in excess of: £170,000**

## 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

## DRUMBURLIE

Drumburlie is of traditional construction set under a slated roof, benefiting from underfloor heating throughout the ground floor. The property occupies a quiet countryside location with open views. The accommodation is arranged over two floors and in more detail briefly comprises:

### GROUND FLOOR

- **Rear Porch / Utility Room**  
Accessed via a timber stable door, plumbed for white goods with a worktop over, houses the central heating boiler.
- **Bathroom**  
With WC, WHB & bath.
- **Open Plan Sitting Room / Kitchen**  
A spacious family living space with the sitting room area glazed to the rear & sides, four velux type windows set in allowing light to flood in and in addition a Clearview multi-fuel stove is set on the tiled flooring for those cosy winter nights in. Glazed patio doors provide access to the raised patio area which provides lovely open countryside views. Stairs off the sitting room lead to a mezzanine floor. The kitchen has a range of floor and wall units with a built-in electric oven and hob.
- **Mezzanine Level**  
Open plan with wooden railings / shelving overlooking the sitting room. A door gives access to the attic space, which could have further development potential to create further living space.
- **Rear Hallway**  
With a built-in cupboard housing the underfloor heating system.
- **Double Bedroom 1 (En-Suite)**
- **En-Suite**  
With a shower cubicle, WC & WHB.
- **Double Bedroom 2**

## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/Underfloor heating	D	D 68





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 operation or efficiency can be given.  
Made with Metropac C022

## OUTSIDE

The property is approached by a gated driveway which provides off road parking. The garden grounds are mainly laid to lawn with mature trees and shrubs to the boundaries. A raised patio provides the perfect area for alfresco dining or family and social entertaining whilst enjoying the far-reaching views across the surrounding countryside. A good-sized corrugated iron clad shed provides a good storage facility.

## 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, **Stephen McLean, 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.

## MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

## 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 October 2023*

