MESONA

Carrutherstown, Dumfries, DG1 4LD

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

Promap
LANDMARK INFORMATION

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NOT TO SCALE
Plan for indicative purposes only

MESONA

Carrutherstown, Dumfries, DG1 4LD

Dumfries 8 miles, Annan 7 miles, Carlisle 26 Miles, M6 Junction at Gretna 14 miles

A CHARMING DETACHED THREE BEDROOM FAMILY HOME WITH FAR REACHING VIEWS OVER THE SOLWAY FIRTH TOWARDS THE LAKE DISTRICT

- ATTRACTIVE WELL-PRESENTED DETACHED FAMILY HOME
- INTEGRAL GARAGE & OFF-ROAD PARKING
- GENEROUS ENCLOSED GARDEN GROUNDS
- WITHIN CLOSE PROXIMITY TO SANDY BEACHES AND COVES
- CONVENIENTLY LOCATED TO MAJOR ARTERIAL LINKS

FOR SALE PRIVATELY

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VENDORS SOLICITORS

McJerrow and Stevenson
55 High Street
Lockerbie
DG11 2JJ

Tel: 01576 202123

OnTheMarket.com

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Mesona is a lovely family home occupying a generous plot with enclosed mature garden grounds. Mesona has a certain kerb appeal with its covered veranda, bay window, painted render, offering bright and spacious family accommodation over two floors incorporating, a lounge, three bedrooms, kitchen, dining room, sunroom and a family bathroom.

Mesona has wrap around garden grounds with the rear garden grounds being fully enclosed making this a safe environment for children and pets. The property is within an easy driving distance of Dumfries and not far from sandy beaches and coves. The position of the property is such that outdoor activities are available straight from the doorstep.

The village of Carrutherstown occupies a central position within Dumfries and Galloway and is ideally located for access to the main arterial routes putting the property within easy commuting distance to major centres, both north and south. The village is a small thriving semi-rural community with the renowned Hetland Garden Centre and Hetland Hall Hotel within a short distance.

The closest services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Primary education is available within the village of Carrutherstown which boasts a modern primary school.

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 is 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, 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 Mesona are sought **in excess of: £225,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DH7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

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PARTICULARS OF SALE

Mesona is a well-presented and well-maintained traditional villa offering bright and spacious accommodation over 2 floors. There may exist the opportunity to develop the attic space into a third floor, subject to the normal planning consents. The property in more detail briefly comprises:

GROUND FLOOR

- **Front Door Porch**
  Accessed via a traditional covered veranda.

- **Central Hallway**
  With stairs off to first floor.

- **Cloakroom**
  With a WC & WHB.

- **Lounge**
  A lovely family room with a bay window to the front and an inset woodburning stove with oak mantle.

- **Dining Room**
  With a picture window to the side and a sunroom off.

- **Kitchen**
  Recently refitted with a modern range of floor and wall units, integrated electric oven and cooker hood. A large picture window overlooks the rear garden, with a stable door giving access to the garden and integral garage.

FIRST FLOOR

- **Upper Hallway**
  With a window to the side.

- **Double Bedroom 1**
  Well-presented spacious bedroom with double aspect windows enhancing the natural light within.

- **Double Bedroom 2**
  With a built-in shelve alcove and a window to the rear overlooking the garden grounds.

- **Family Bathroom**
  WC, WHB, large double shower, built-in storage cupboards.

- **Double Bedroom 3**
  With a window to the side.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic tank	Mains	Oil	E	E (42)

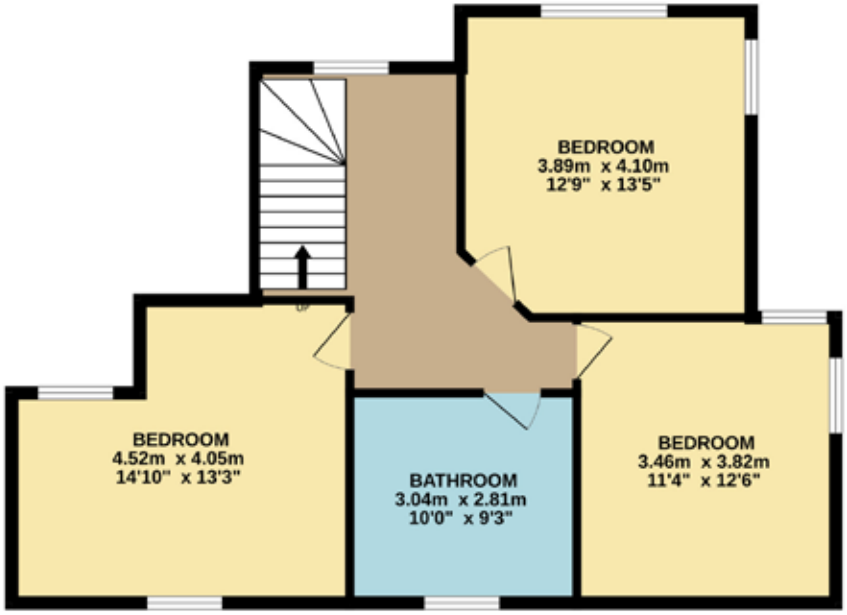
GARDEN GROUNDS

Mesona benefits from a small front garden and large enclosed rear garden grounds. The garden grounds have been tastefully landscaped, containing mainly lawned areas, mature shrubs and specimen trees. The garden grounds have been laid in such a way that they offer seclusion and privacy from neighbouring properties.

Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst 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 operability or efficiency can be given.
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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, **McJerrow and Stevenson**, 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 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

Immediately upon completion.

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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

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 June 2025

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