



2 STEEL AVENUE

Lochfoot, Dumfries, DG2 8NP



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

Location Plan



2 STEEL AVENUE

Lochfoot, Dumfries, DG2 8NP

Dumfries 6 miles, Castle Douglas 12 miles, Carlisle 40 miles, Glasgow 82 miles, Edinburgh 84 miles

A SPACIOUS THREE BEDROOM SEMI-DETACHED BUNGALOW SET WITHIN CLOSE PROXIMITY TO THE MARKET TOWN OF DUMFRIES

- SEMI-DETACHED THREE BEDROOM HOME
- OFF-ROAD PARKING AND GARAGE
- GENEROUS SIZED PLOT WITH POTENTIAL FOR EXTENSION (SUBJECT TO PLANNING)
- IDEAL FOR FIRST TIME BUYERS
- COUNTRYSIDE PURSUITS AVAILABLE FROM THE DOORSTEP
- WITHIN AN EASY DRIVE TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Lynda Vaughan
Grieve Grierson Moodie & Walker
14 Castle Street
Dumfries
Scotland
DG1 1DR



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

2 Steel Avenue is situated within the picturesque village of Lochfoot on the outskirts of Dumfries. This well-proportioned home offers bright and expansive three-bedroom accommodation over one floor incorporating a kitchen, living room, shower room, three bedrooms and a side porch. The property occupies a generous plot with garden grounds to the front and rear. The front features a gravel driveway with ample space for off-road parking, while the rear includes a combination of gravel and lawn, along with a greenhouse. Offering excellent development potential (subject to necessary consents), this property is ideal for a first-time buyer or someone looking for a home near Dumfries.

The village of Lochfoot offers a primary school and a thriving village hall. A wider range of services are located within a short drive of the property at the busy market town of Dumfries which boasts 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. **2 Steel Avenue is located within a short distance of the Dumfries & Galloway Royal Infirmary which is only 4 miles 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 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.

Communications to the area are very good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

DIRECTION

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 2 Steel Avenue are sought **in excess of: £150,000**

VIEWING

Strictly by appointment with Threave Rural.

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

2 Steel Avenue is arranged over a single floor and in more detail briefly comprises:

- **Side Lean To Porch**

Entered through a part glazed UPVC door, with units and plumped for white goods. With a window to the side. Also, a useful space for coat and boot storage.

- **Kitchen**

Equipped with floor and wall units, an electric oven and hob and a sink. With a window to the front.



- **Living Room**

With an electric fireplace and dual aspect windows to the side and rear.

- **Central Hallway**

With a part glazed UPVC door to the front and a store cupboard.

- **Shower Room**

With a wet room shower, WC & WHB, a window is set to the front.



- **Bedroom 1**
With a window to the front and built-in wardrobes.
- **Bedroom 2**
With a window to the rear and built-in wardrobes.
- **Bedroom 3**
With a window to the rear and built-in wardrobes.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Intergen 11/2021

OUTSIDE

The front and side of the property are mainly laid to gravel, providing ample parking for several vehicles and offering plenty of space for potential development. There is a garage to the side of the house. The rear garden features a mix of gravel and lawn, along with a patio area that provides the perfect spot for family gatherings and social entertaining. There is also a useful greenhouse.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	B	D (65)

HOME REPORT

The home report can be downloaded from Threave Rural's website: www.threaverural.co.uk

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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Grieve Grierson Moodie & Walker** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the 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, 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 July 2025

