

West Wing

Carzield House | Kirkmahoe | Dumfries



WEST WING

Galbraith



An elegant and spacious three storey home, part of a striking former large country house with far reaching views across Nithsdale.



Dumfries 4.3 miles | Carlisle 36 miles

(All distances are approximate)

Acreage 1.48 acres (0.6hectares)

Offers Over £420,000

3 reception rooms. 4 bedrooms

Office

Cellar

Generous garden grounds

Panoramic view of the surrounding countryside

Galbraith

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galbraithgroup.com

Situation

Carzield sits in a stunning rural location less than five miles from Dumfries. Dumfries is the regional capital, and provides a wide range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is home to the Crichton campuses of both Glasgow University and the University of the West of Scotland. There is a wide range of outdoor pursuits available in the area including field sports, water sports, golf, and equestrian, mountain biking and walking. Much walking is available directly from the property and Ae Forest, part of the Seven Stanes range with its mountain bike trails and designated walks, is ten minutes from the house. Mainline train stations are available at both Dumfries and Lockerbie, with easy access to the M74 at Moffat and the M6 via Gretna. Airports are situated at Glasgow, Edinburgh and Prestwick, all within 2 hours drive.

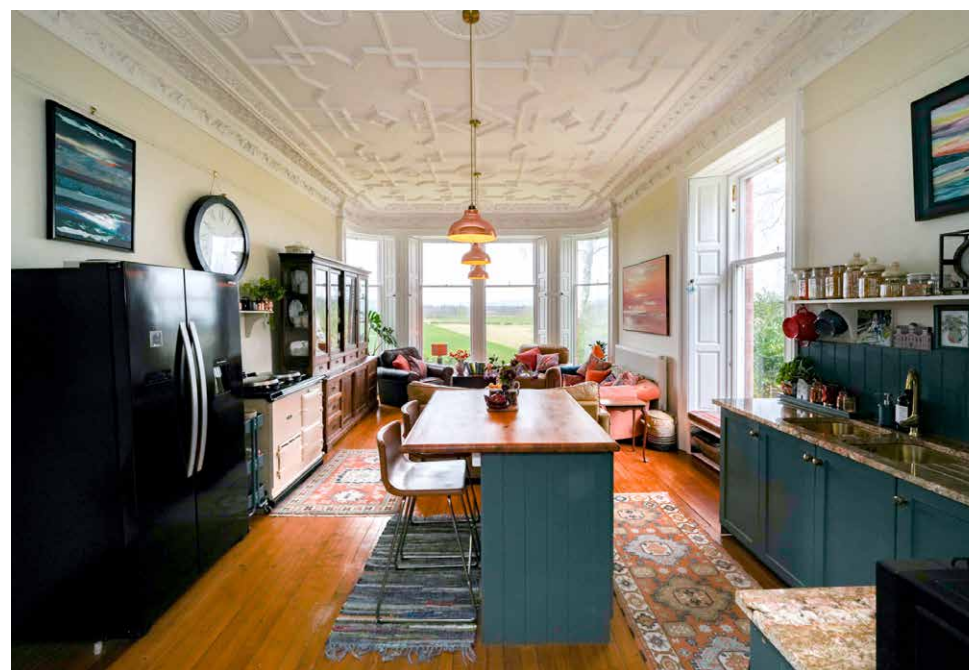
Description

Once an elegant large country house, Carzield is now split into four apartments, with the West Wing being the one with the original main entrance. The main hallway is a breathtaking space with original ornate timber staircase, vaulted ceiling and marble fireplace. The fireplace now houses a multi-fuel stove, creating a warm welcome as you enter this lovely home. Period features abound with ornate cornicing and sash & case style windows. The kitchen/living room has a particularly attractive plastered ceiling and is a wonderful space creating the heart of the home, enhanced by the Aga and a backdrop of the panoramic view. A separate dining room provides space for more formal entertaining along with the lovely sitting room, which has views over the generous grounds.

Upstairs, the bedroom accommodation is perfect for family life as well as guests, and a further bedroom sits on the attic floor, perfect for those extra guests or visiting grandchildren. Completing the attic floor is an office space, ideal for working from home away from the bustle of daily life below.

A charming feature of the property is the access to the cellar. A trapdoor opens in the entrance hallway steps revealing steps down into cool dry storage spaces, perfect for a wine collection and for keeping household items out of the way, and it is here that the thermal store hot water tank is located.

Heating is by way of biomass boiler, which is situated in the detached garage, and features a pellet hopper for convenience. The grounds are expansive and comprise large lawns and mature shrubs and trees. A parking sweep sits to the front of the house, with steps up to the impressive front entrance.



West Wing is a rare opportunity to acquire a unique and graceful family home in wonderful grounds, yet convenient for all amenities in nearby Dumfries. It is the perfect way to experience country house living without the running costs and responsibilities of owning the whole.

Accommodation

Cellar: Storage areas

Ground Floor: Entrance Hall. Main Hallway. WC. Kitchen/Living Room. Dining Room. Sitting Room.

First Floor: Three Double Bedrooms. En Suite Shower Room. Family Bathroom.

Attic Floor: Bedroom Four. Office

Garden

West Wing enjoys a right of access over the main driveway, shared with the other owners, shown yellow on the attached site plan. The purple area is access to the North and East Wings. The driveway leads around to the front of West Wing and provides a large parking area. To the front, a large area of lawn stretches out, surrounded by mature shrubs and trees. This has huge scope for further horticultural development depending on a buyer's needs. Further areas of lawn sit to the side of the West Wing providing sheltered areas for entertaining.

There is a garage, housing the biomass boiler and pellet feeder, plus a small range of timber outbuildings useful for storage and garden equipment.

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band E	Band F38

Services

Mains Water and Electricity | Shared Septic Tank | Biomass CH |
FFTP | Mobile Coverage

Flood Risk

There is no specific risk to the property according to SEPA.
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

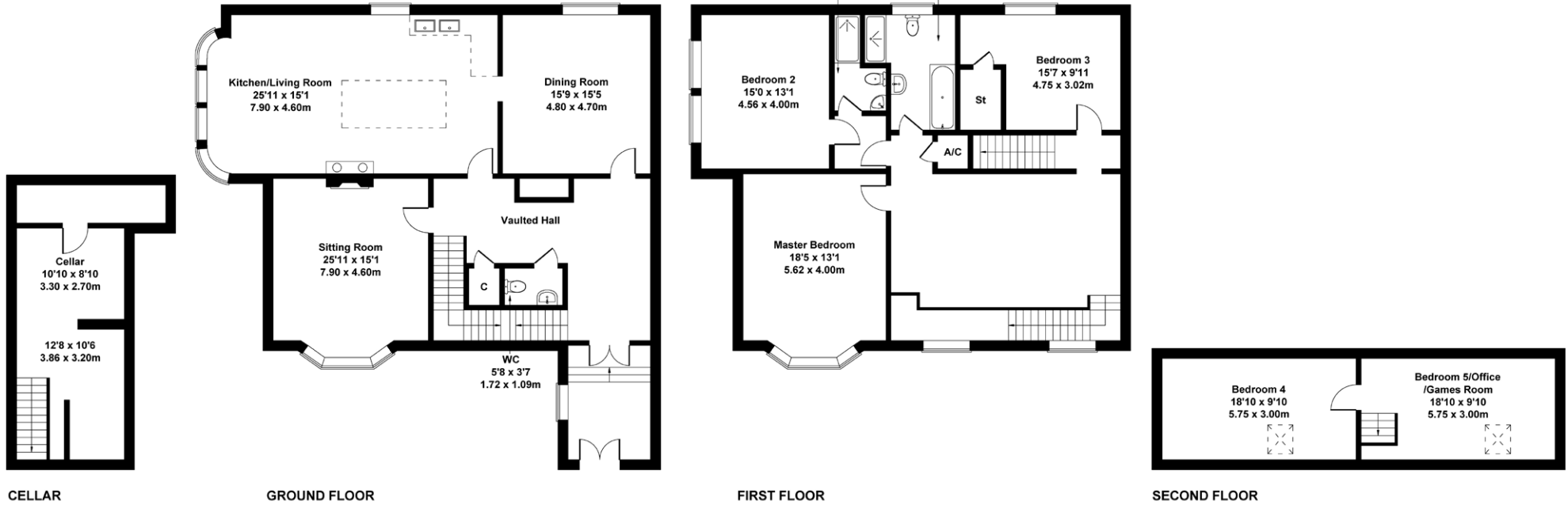




West Wing, Carzield DG1 1SY

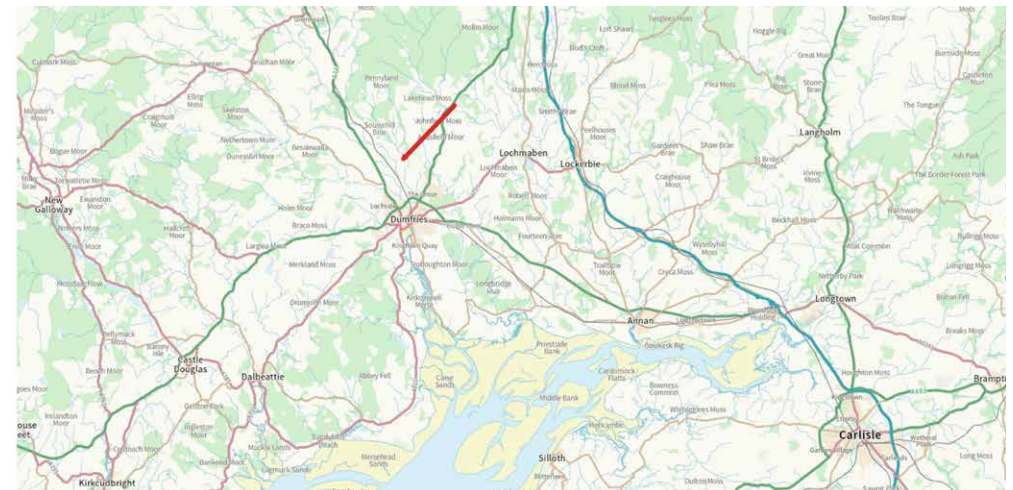
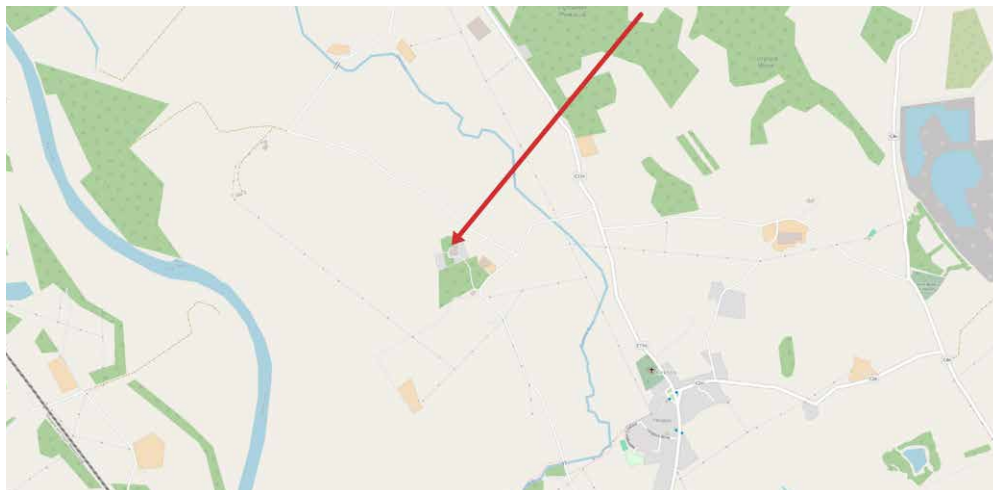
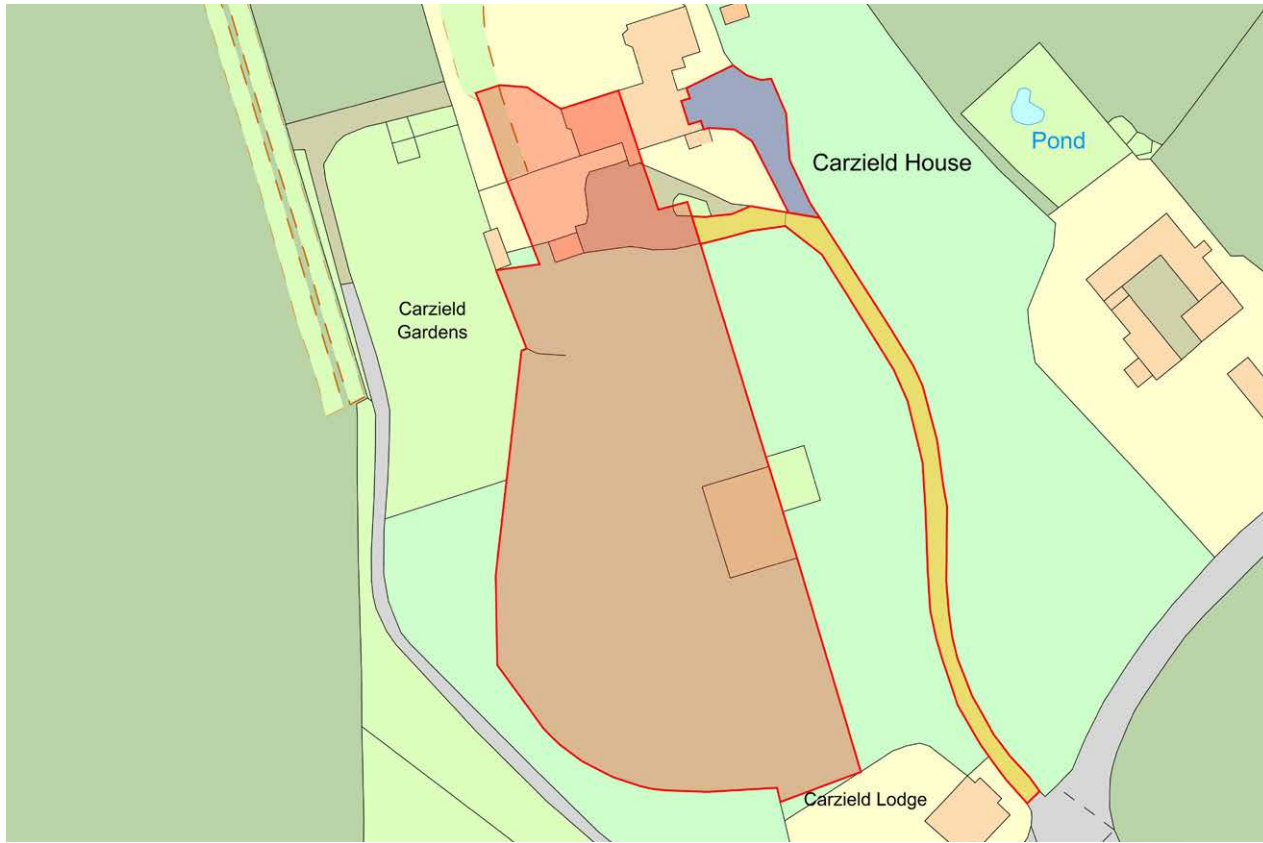
Approximate Gross Internal Area
3348 sq ft - 311 sq m

Shower Room 5'7 x 4'11
1.70 x 1.50m
Bathroom 11'2 x 6'3
3.40 x 1.90m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Access

There is a right of access to the main driveway, shaded yellow on the site plan included in these particulars, shared with the other owners and maintained by all users.



lamps.down.entrusted



Post Code: DG1 1SY

Solicitors

Hall Baird, The Old Exchange, Castle Douglas, DG7 1TJ

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Anti Money Laundering (AML) Regulations

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

Important Notes

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026





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