



FAIRN BANK

MONIAIVE, THORNHILL, DUMFRIES AND GALLOWAY



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A charming and well-proportioned three-bedroom detached home set within a rural location

Dumfries 22 miles ■ Edinburgh 76 miles ■ Carlisle 54 miles

Offers Over £275,000

- 2 reception rooms. 3 bedrooms
- Family home
- Rural location
- Large Garden

Galbraith

Castle Douglas
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SITUATION

Situated just a short distance from the picturesque village of Moniaive, Fairn Bank benefits from all the charm and community spirit of rural living, while still offering access to local amenities including shops, a primary school, cafes, and regular events.

Moniaive, the 'Hill of Streams' (from the Gaelic monadh-abh), nestles in stunning countryside where the three glens of Craigdarroch, Dalwhat and Castlefairn meet.

It's a bustling village with a long history and strong community spirit. It has always been popular and notable visitors over the centuries include King Robert the Bruce, King James IV, Bonnie Prince Charlie and Robert Burns.

Thornhill (8 miles) is an attractive and bustling town, well known for its individual shops and boutiques. Surrounded by beautiful countryside the town provides a wide range of amenities including hotels, tea-rooms, bank, library, community centre, tennis and squash courts, health centre, pharmacy and a variety of shops. Thornhill is also home to Wallace Hall Academy recognised nationally as a secondary school of ambition, and a well-regarded primary school.

The regional town of Dumfries is approximately 16 miles away, offering broader services, Dumfries and Galloway Royal Infirmary, a leisure complex, pubs, restaurants and hotels. The Crichton Campus, home to the local campuses of both Glasgow University and the University of the West of Scotland can also be found in Dumfries.

The area is renowned for its diverse range of outdoor pursuits and activities. There is excellent fishing available on the region's many rivers and lochs, as well as good sea fishing off the coast. Mountain bike enthusiasts are well catered for with Drumlanrig Castle's mountain bike tracks just a short distance away and Seven Stanes Mountain biking at Ae Forest.

DESCRIPTION

Fairn Bank, a charming and well-proportioned three-bedroom detached home nestled in the beautiful countryside just outside Moniaive. With an enviable position in a quiet rural location, this property offers the perfect balance of tranquillity and accessibility.

The home is set within its own generous garden grounds, providing ample outdoor space for families, pets, gardening enthusiasts or simply enjoying the peaceful surroundings. To the side, you'll find a private driveway and an integral garage, offering convenient off-road parking and practical storage options. The bridge over the burn from Fairn Bank to the field is only for convenience and access for Fairn Bank.

Inside, the property features three comfortable bedrooms, a bright living area, kitchen, and family bathroom. With its spacious layout and solid structure, Fairn Bank presents an excellent opportunity.

ACCOMMODATION

Ground Floor: Entrance hall, Bedroom 3, Living room, Dining room, Kitchen, Utility room.

First Floor: Master bedroom, Bedroom 2, Family bathroom.

GARDEN

Enclosed rear garden mostly laid to grass. Gravelled drive areas

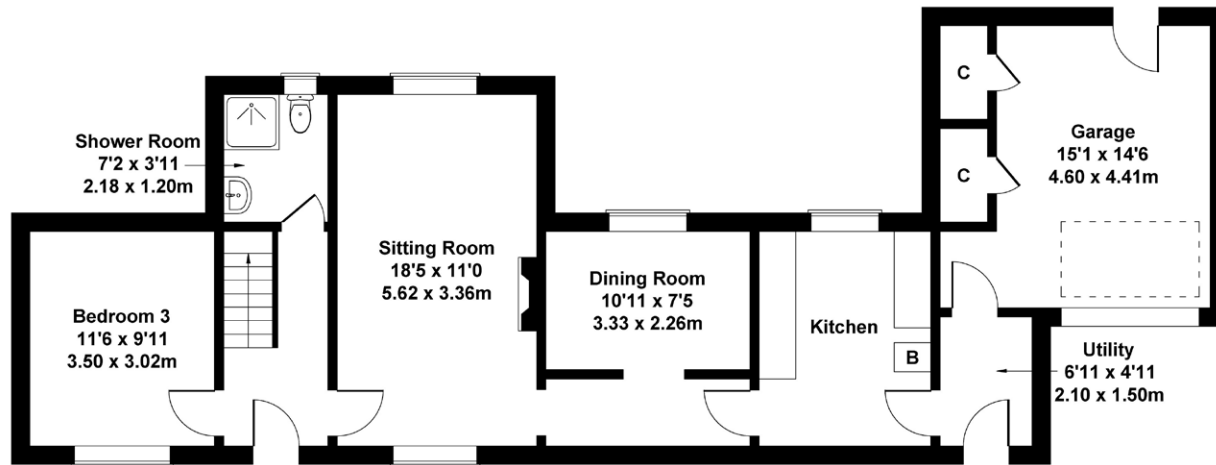
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private supply	Mains	Private Septic tank	Freehold	Oil fired	Band C	E	Fibre	YES

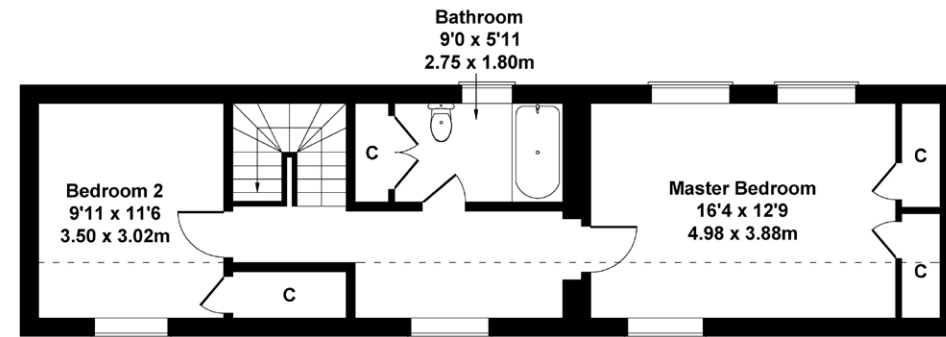


Farin Bank

Approximate Gross Internal Area
1496 sq ft - 139 sq m



GROUND FLOOR



FIRST FLOOR

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. 2025

FLOOD RISK

The property has not flooded during the current owner's ownership.

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

DG3 4ER

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: announced.trendy.tickets

SOLICITORS

LOCAL AUTHORITY

Dumfries and Galloway Council

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

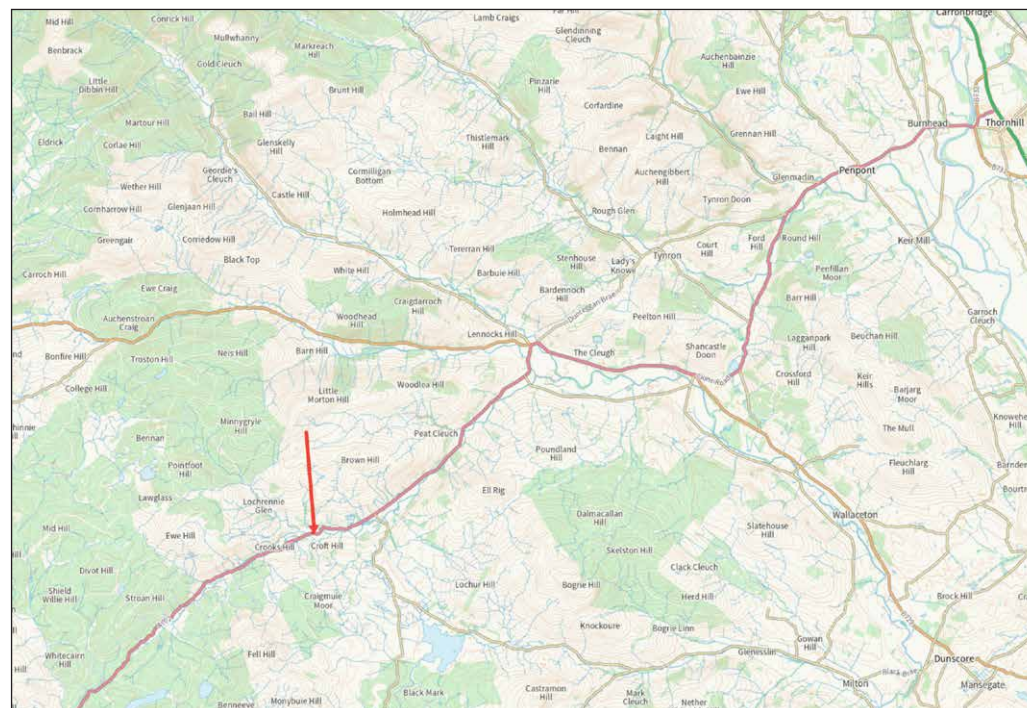
Failure to provide required identification may result in an offer not being considered.

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 July 2025





Galbraith



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