

**Galbraith**



**TORWOOD**

NEW ABBEY, DUMFRIES, DUMFRIES AND GALLOWAY



## TORWOOD, NEW ABBEY, DUMFRIES, DUMFRIES AND GALLOWAY

Attractive family home with garden in desirable edge  
of village location

Dumfries 7 miles ■ Carlisle 40 miles ■ Glasgow 84 miles

Offers over £298,000

- 2 reception rooms. 3 bedrooms
- Peaceful edge of village location
- Bright and spacious
- Off road parking and outbuilding with electric supply
- Enclosed, low maintenance garden

**Galbraith**

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 OnTheMarket



### SITUATION

Torwood presents an excellent opportunity to acquire a well-proportioned home in a peaceful countryside setting while remaining conveniently close to Dumfries and its extensive amenities. The property's generous accommodation, garden grounds and attractive village setting make it well suited to a variety of purchasers including families, downsizers or those seeking a quieter rural lifestyle.

The property is situated on the edge of the picturesque village of New Abbey, a designated conservation area renowned for its historic charm and attractive surroundings, including the striking ruins of Sweetheart Abbey. The village offers a strong sense of community along with a peaceful semi-rural lifestyle while remaining easily accessible.

The regional town of Dumfries lies approximately 7 miles to the north and provides a wide range of amenities including shops, schools, healthcare facilities and leisure opportunities. Regular bus services operate between New Abbey and Dumfries, making the location convenient for commuting and daily travel.

### DESCRIPTION

Torwood is an attractive and well-presented home offering a superb blend of modern semi-open plan living, dining and kitchen areas and comfortable family accommodation. Set within the peaceful semi-rural surroundings of New Abbey, the property enjoys generous proportions throughout and a layout perfectly suited to contemporary lifestyles.

Upon entering, you are welcomed into a bright entrance porch leading to the main hallway. The living area is bright and airy with a stove adding a cosy feel to the evenings and winter days. The accommodation flows naturally into the dining and kitchen area— the true heart of the home. Large windows allow natural light to flow throughout, creating a warm and inviting atmosphere ideal for family gatherings and entertaining. The spacious kitchen provides excellent worktop and storage space, with direct access to a separate utility room and handy W.C., adding practicality and convenience to daily living.

To the ground floor there are two well-proportioned bedrooms with the master being the larger of the two, and a family bathroom. On the first floor there is the further third bedroom. Completing the internal accommodation is a versatile attic room, providing valuable storage space. Subject to the appropriate consents, the attic space may offer potential to extend or further develop to provide additional accommodation if required. The property has recently been refurbished including complete rewiring and now benefits from enhanced insulation.

### ACCOMMODATION

Ground Floor: Living area, Dining area, Kitchen area, Utility room, W.C. Family bathroom, Two bedrooms

First Floor: Bedroom three and attic room.

### GARDEN

The property benefits from a low-maintenance garden laid mainly to lawn with flower beds and a greenhouse. Off-road parking is provided together with a former garage, offering useful storage and practical convenience.

There is a gate for pedestrian access to the woodland behind.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage    | Tenure   | Heating   | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|-------------|----------|-----------|-------------|-----|-----------|--------|
| Mains | Mains       | Septic tank | Freehold | Oil Fired | Band E      | D   | FTTC      | YES    |

### FLOOD RISK

The property has never flooded.

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

### POST CODE

DG2 8DU

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: such.tonal.topical

### SOLICITORS

TBC

### 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.

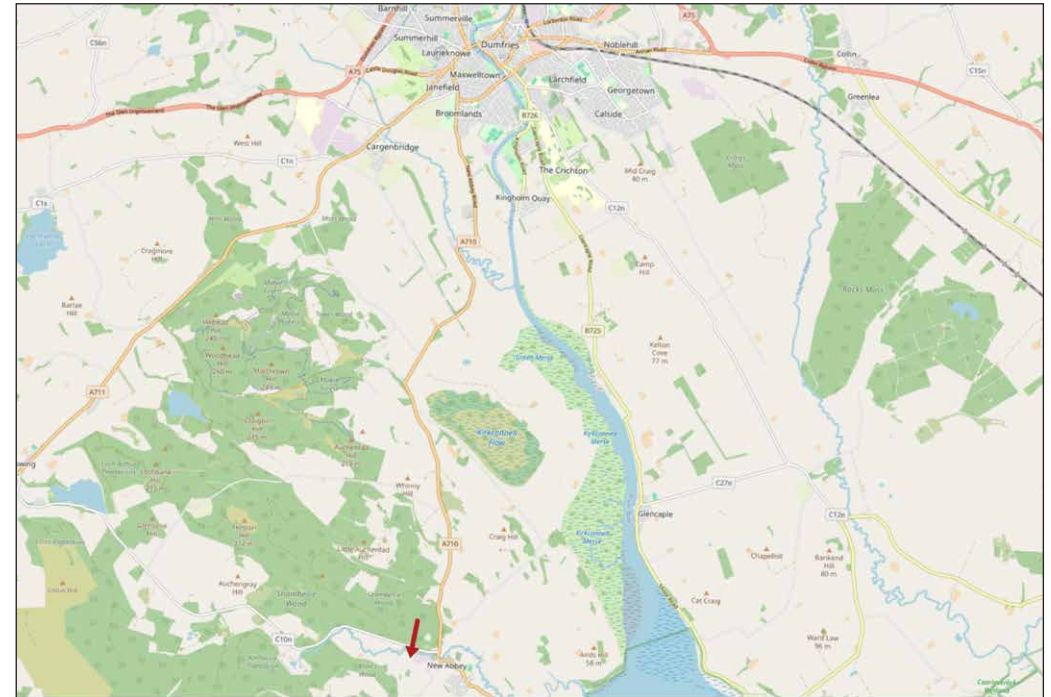
### HEALTH & SAFETY

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.



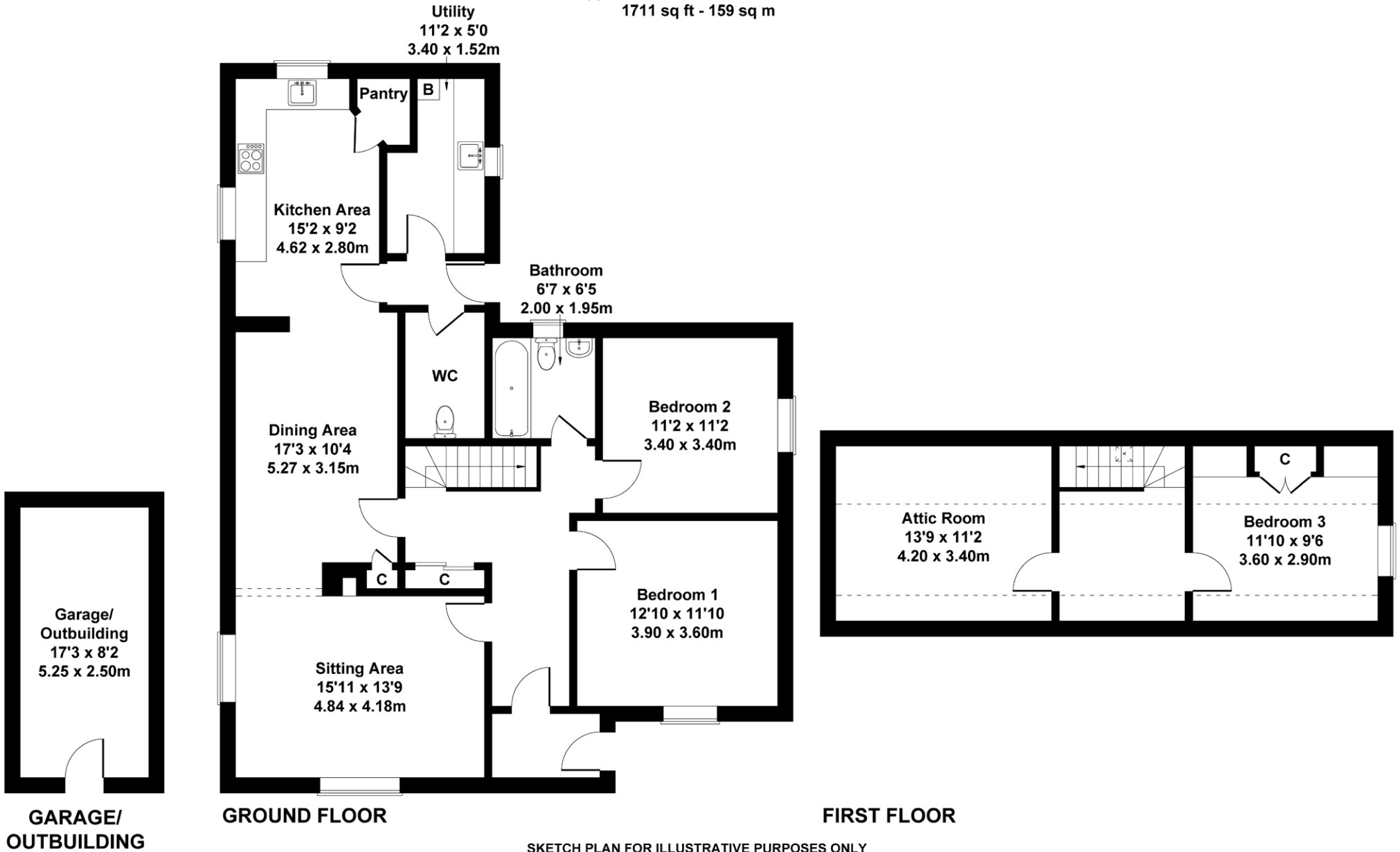
## IMPORTANT NOTES

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 March 2026



# Torwood

Approximate Gross Internal Area  
1711 sq ft - 159 sq m



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.



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