



**DELLBURN, THROUGHGATE**

DUNSCORE, DUMFRIES, DUMFRIES AND GALLOWAY

**Galbraith**







## DELLBURN, THROUGHGATE, DUNSCORE, DUMFRIES, DUMFRIES AND GALLOWAY

A charming detached family residence offering a fine balance of space, comfort and countryside character.

Dumfries 10 miles ■ Ayr 48 miles ■ Glasgow 71 miles

**Offers Over £295,000**

- 2 reception rooms. 3 bedrooms. 3 bathrooms.
- Peaceful village location
- Spacious ground floor living accommodation
- Off road parking and garage

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com



## SITUATION

Dellburn is situated to the edge of the village of Throughgate, which is within a short distance of the primary school and health centre located within Dunscore which has a thriving community and in addition to the school and health centre, has a community hall, Post Office service (part time in the community hall), a community run pub, thriving pre-school centre and church. The village enjoys a vibrant community with numerous groups and clubs ranging from amateur dramatics and a French twinning association to bird watching and an eco group. The village is situated in the middle of a network of quiet cycling routes. There is a community website available which gives more detail on all activities and facilities. A broader range of shops, schools and services are available in Thornhill, where there are a number of individual local businesses as well as the renowned Wallace Hall Academy secondary school, or the regional capital of Dumfries, including a leisure complex, cinema, restaurants, hotels, a large regional hospital with a broad range of out-patient clinics, and the Crichton Campus, home to the local campuses of both Glasgow University and the University of the West of Scotland. The area is renowned for its diverse range of outdoor pursuits and activities. There is excellent fishing available on the region's numerous rivers and lochs, as well as good sea fishing off the coast. Shooting is available on various estates. Equestrian pursuits are well catered for with many stables offering both livery and schooling, as well as a number of Pony Clubs holding gymkhanas and events throughout the year. For golfers, there are several excellent courses available nearby, including the championship course at Southernness. Mountain bike enthusiasts are well catered for by the region's Seven Stanes forests, the nearest of which is Ae Forest. Hill walking and hiking is available all over the area on numerous paths and hills. Birdwatchers can be entertained endlessly at the nature reserves at Mersehead and Caerlaverock run by the Wildfowl & Wetlands Trust, where, amongst other species, Ospreys can be seen. Communications to the area are good. The M74 is around 45 minutes' drive away, giving easy access to the central belt of Scotland to the north, and the M6 leading to the south.

## DESCRIPTION

Dellburn, Throughgate, is a delightful detached home situated within the peaceful rural village of Throughgate. Offering a perfect blend of comfort, practicality, and charm. This well-maintained three-bedroom property is ideal for families and those seeking a quieter lifestyle within easy reach of Dumfries. Inside, the home is spacious and thoughtfully arranged. There are three double bedrooms, two of which benefit from en-suite shower rooms. The remaining bedroom is served by a family bathroom, complete with bath, shower, wash basin, and WC. The layout is both family-friendly and adaptable, easily accommodating a growing family or visiting guests. The main living room is bright and welcoming, with large windows that allow plenty of natural light to flood the room. At the heart of the home is a generous dining kitchen, well-appointed with ample storage, worktop space, and room for informal family meals. Adjacent to the kitchen is a separate more formal dining room, ideal for entertaining family and friends. This room could also serve as a home office or second sitting room if desired, dependant upon the specific needs of the buyer. Practicality continues with the integral garage, which provides secure storage or parking, and can be accessed from within the property. A private driveway offers additional parking for multiple vehicles, ensuring convenience for residents and visitors alike. Outside, the home is surrounded by a low maintenance garden that provides the opportunity to be further landscaped to suit. The rear garden offers a private space for outdoor dining, children's play, or gardening, with the front garden complementing the home's kerb appeal with its neatly maintained lawn and shrubs. Dellburn is a warm and welcoming home that combines rural living with modern comforts, offering an ideal opportunity for anyone seeking a peaceful lifestyle within easy reach of town amenities.

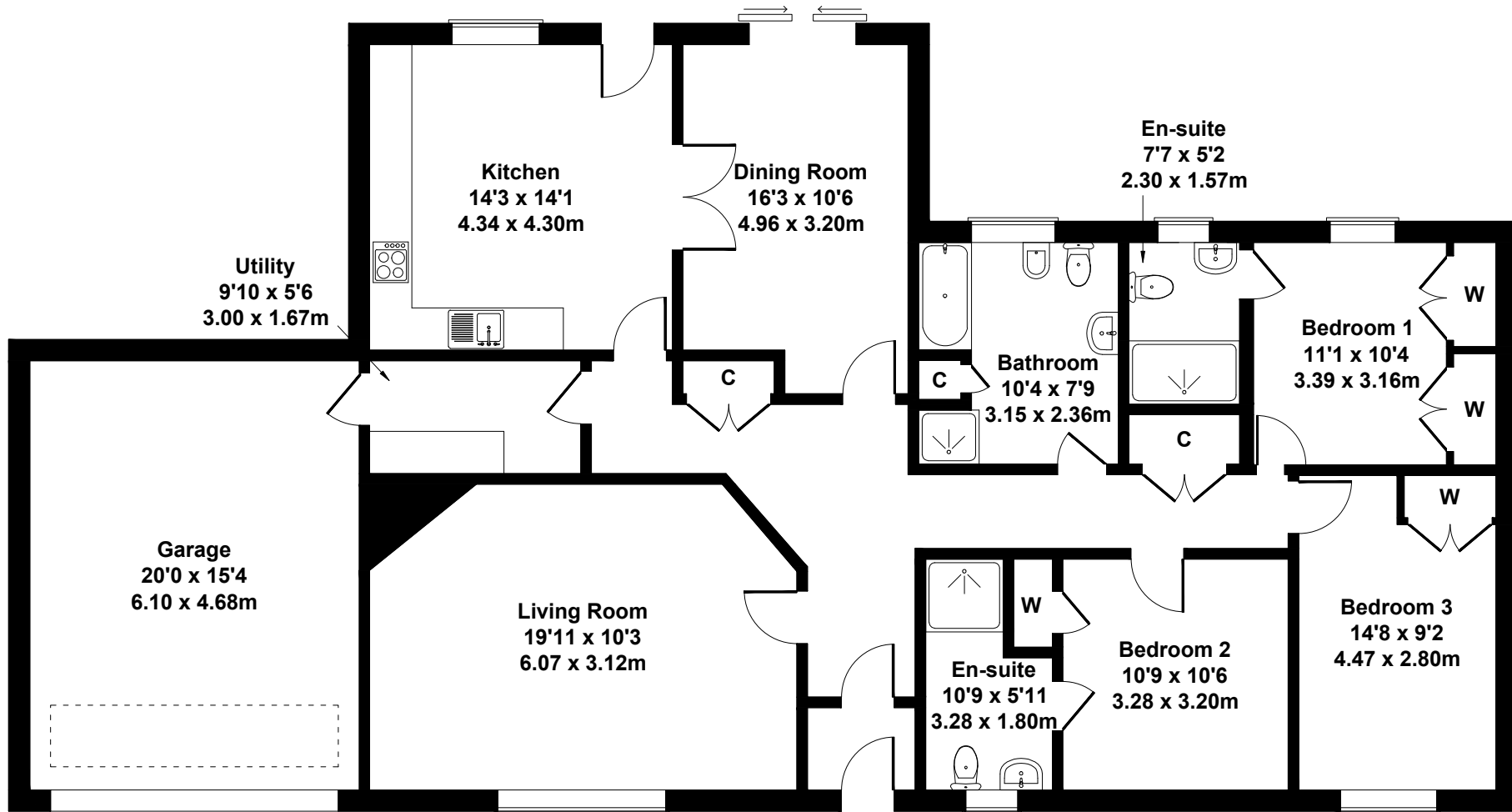






# Dellburn

Approximate Gross Internal Area  
1884 sq ft - 175 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.

**ACCOMMODATION**

Ground Floor: Living room, Kitchen, utility room, dining room, 3 double bedrooms, family bathroom and garage

**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 F	D	FTTC	YES

**FLOOD RISK**

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

**POST CODE**

DG2 0UG

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: fanfare.increment.budget

**SOLICITORS**

Walker and Sharpe, Dumfries

**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.

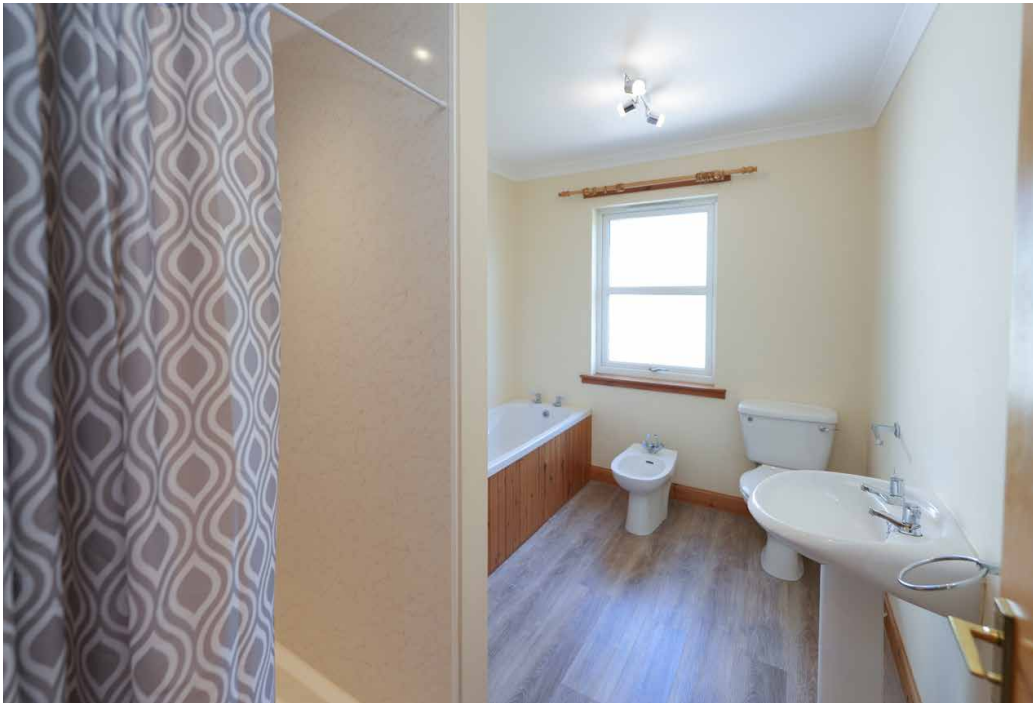
**ANTI MONEY LAUNDERING (AML) REGULATIONS**

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.

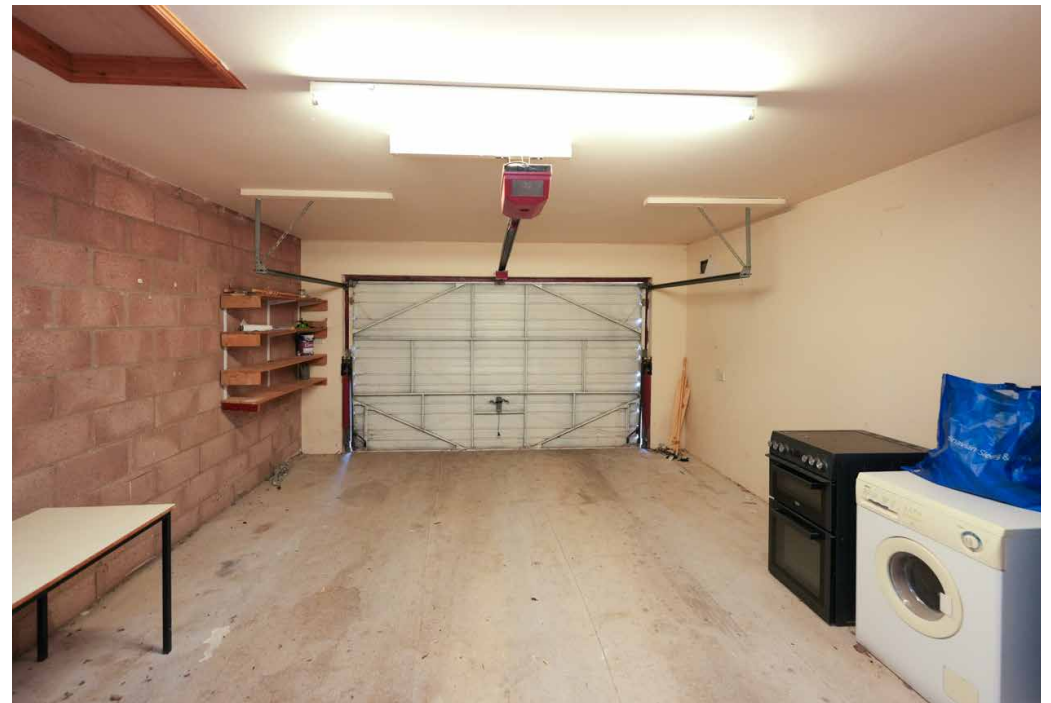
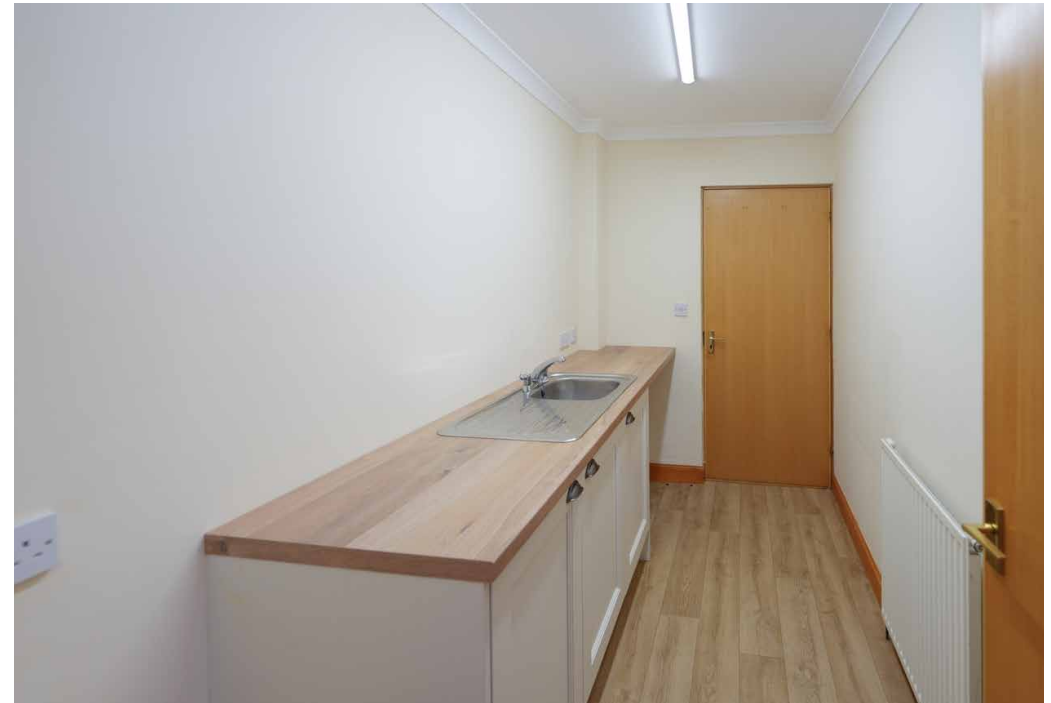
**HEALTH & SAFETY**

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.

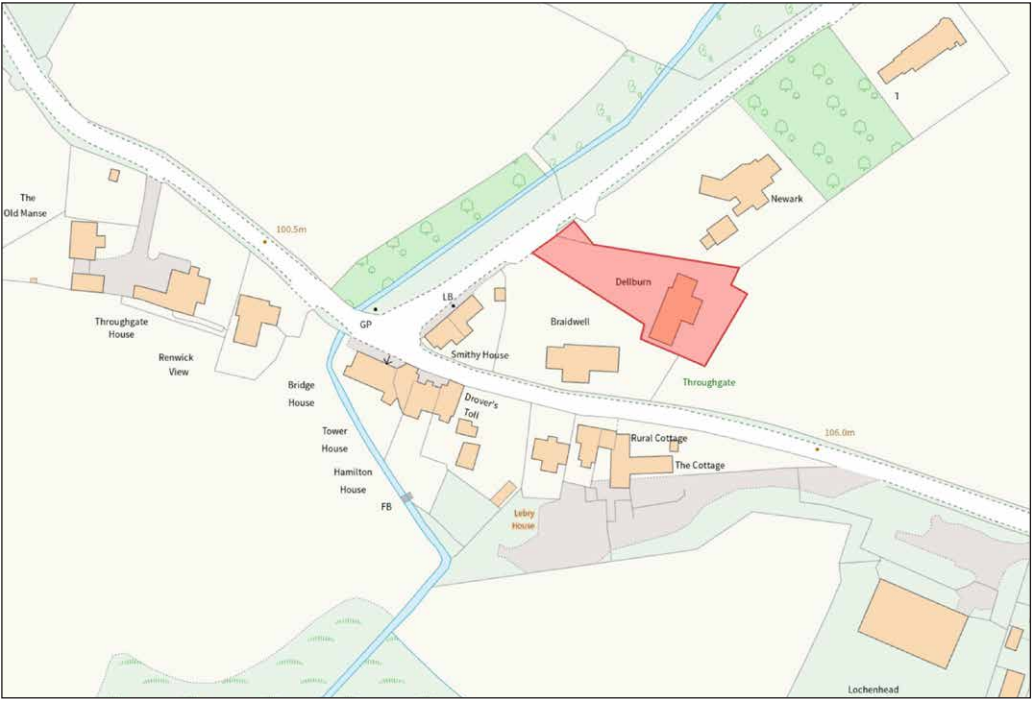
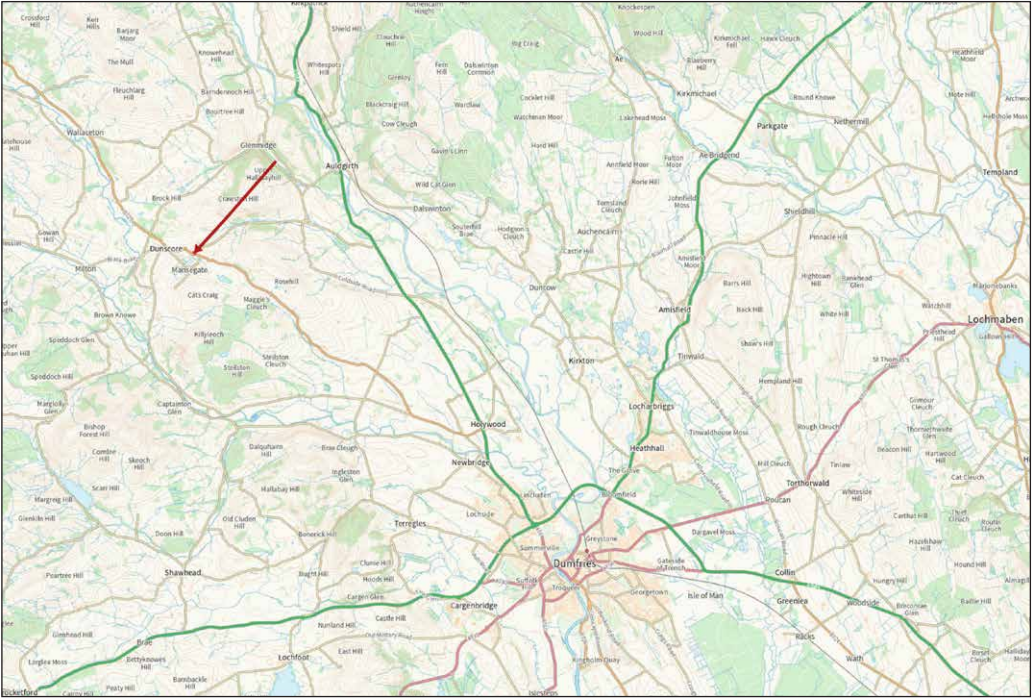


### IMPORTANT NOTES

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**



RESPONSIBLY PRINTED  
PLEASE RECYCLE