

MUIRYHILL BOTHY
DURISDEER, THORNHILL



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A thoughtful conversion with stunning panoramic views of rural Upper Nithsdale.

Thornhill 7 miles ■ Dumfries 21 miles ■ Glasgow 57 miles

Offers Over £270,000

- 1 reception room. 2 bedrooms
- Large garden
- Spacious gravel parking area
- EV charging point
- Panoramic rural views
- A74(M) Junction 14 approximately 20 mins

Galbraith

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 OnTheMarket





SITUATION

Muiryhill Bothy sits elevated to the west of the small village of Durisdeer, and to the north of Thornhill. Thornhill is an attractive and bustling village, well known for its individual shops and boutiques. Surrounded by beautiful countryside the village 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 the sought-after Wallace Hall Academy, recognised nationally as a secondary school of ambition, and a well-regarded primary school.

The regional capital Dumfries is home to a broad range of high street shops, retail parks, Dumfries Royal Infirmary, a leisure complex, as well as numerous 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. Hillwalking and hiking is available all over the area on numerous paths and hills. 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. For golfers there are several excellent courses nearby including the championship course at Southernness.



Shooting is available on various estates. Equestrian pursuits are also well catered for with many stables offering livery and schooling.

Junction 14 of the A74(M) is approximately a 20 minute drive east, allowing easy access to motorway connections north and south.

DESCRIPTION

Muiryhill Bothy is a charming and thoughtful conversion of an original farm bothy. Now forming a two bedroomed dwelling, the house is modern, light-filled and welcoming. The good sized sitting room benefits from patio doors which give stunning views over the garden and the rolling farmland beyond. The kitchen is fitted with elegant floor and wall units, and has plenty of room for a table and chairs, ideal for family mealtimes as well as cosy dinners with friends. The main bedroom has an en-suite shower room, and the second bedroom is served by the main bathroom. The current owner has improved the insulation and placed radiators in more practical locations within the bedrooms. The electrics have been upgraded, and an EV charging point installed. Muiryhill Bothy is an ideal rural escape which lends itself to both permanent living and second/holiday home use. With the motorway a mere 20 minutes' drive, and the centre of Glasgow only 57 miles you can go from breakfast to boardroom in just over an hour.



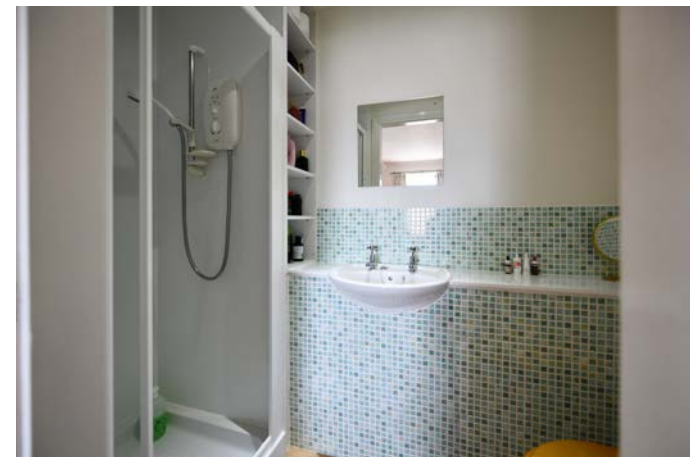
ACCOMMODATION

Ground Floor: Entrance Hall. Kitchen. Sitting Room. Bedroom 1 with En-Suite Shower Room. Bedroom 2. Bathroom.

GARDEN

The extensive garden has been planted with laurels to the front boundary to give colour and form as well as privacy from passing cars. A galvanised metal gate opens to a generous parking area which has plenty of scope for erecting a detached garage. The current owner did have planning permission for a garage which has since lapsed, but could in theory be reinstated subject to a fresh application by a buyer. An EV charging point by the front door means use of electric vehicles is catered for.

The garden is grassed to the sides and rear, with paths leading around. To one side is a timber studio which can be used for a variety of purposes. The grass to the other side is planted with hundreds of daffodils, giving a spectacular spring display. Evergreens screen the rear of the house from traffic approaching uphill. The garden has huge potential for further planting and creation of outside entertaining areas, but can equally remain as an easily maintained space with spectacular views.



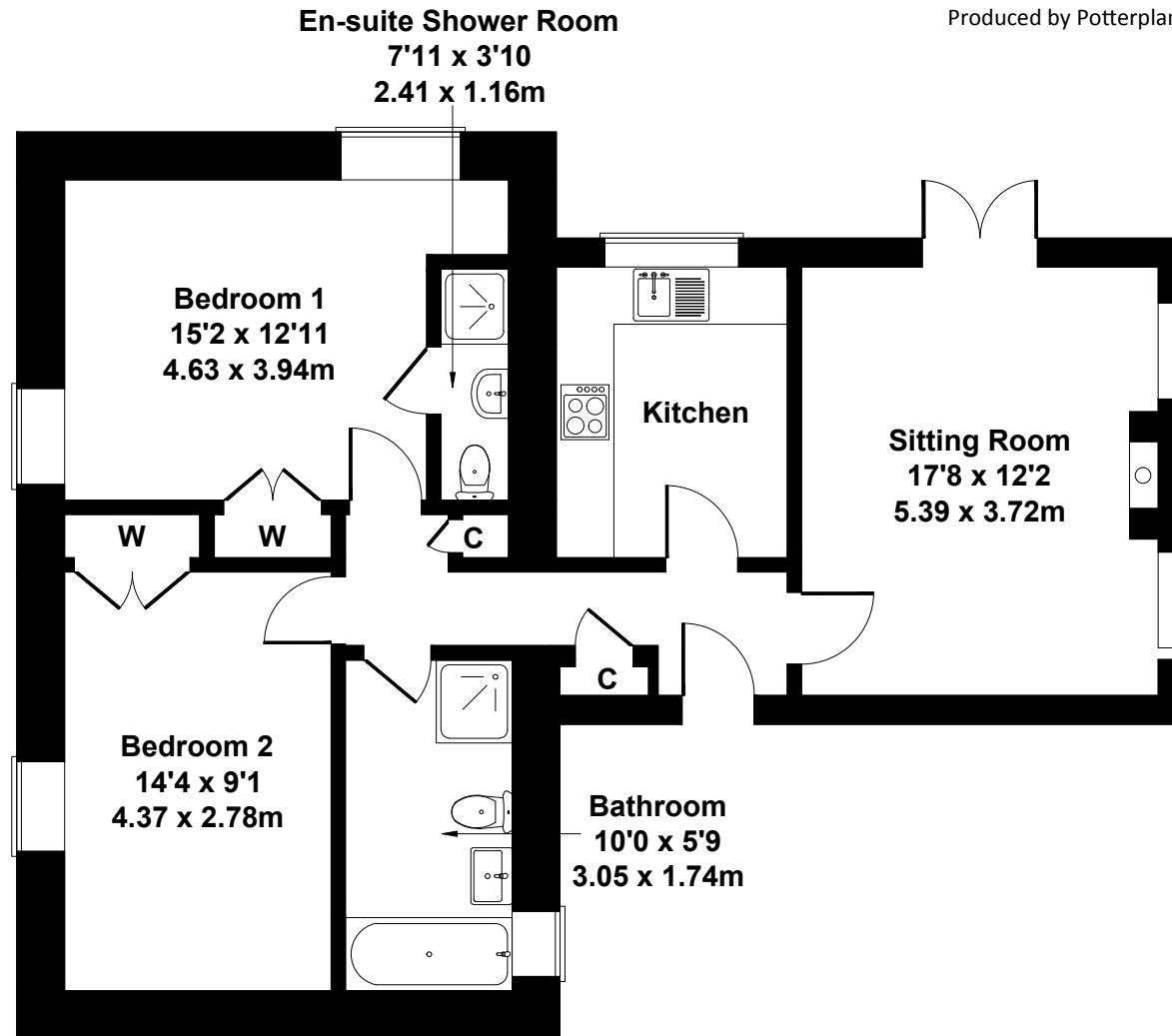
Muiryhill Bothy, Durisdeer, DG3 5BY

Approximate Gross Internal Area
743 sq ft - 69 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.

Produced by Potterplans Ltd. 2024



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 2024.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Muiryhill Bothy	Mains	Mains	Septic Tank	Freehold	Oil CH	Band D	D68

BROADBAND AND MOBILE

There is fibre to the road and wiring is in place to connect within the house, but is not currently connected.

There is mobile signal.

DIRECTIONS

From the A76 at Carronbridge, north of Thornhill, take the A702 Dalveen Pass, signposted Edinburgh. Follow this road for approximately 4 miles, passing the signs for Durisdeer on the right. Take the next turning on the left uphill, and follow the single track road for approximately half a mile, passing Muiryhill Farm on the right. Muiryhill Bothy is straight on through the trees where the next valley comes into view, it is the next cottage on the right with a green shed in garden. Drive through gate in to red tarmac entrance and parking area.

POST CODE

DG3 5BT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sprinkle.skylights.pill

SOLICITORS

Robert Wilson & Son
109 Drumlanrig Street
Thornhill
DG3 5LX

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

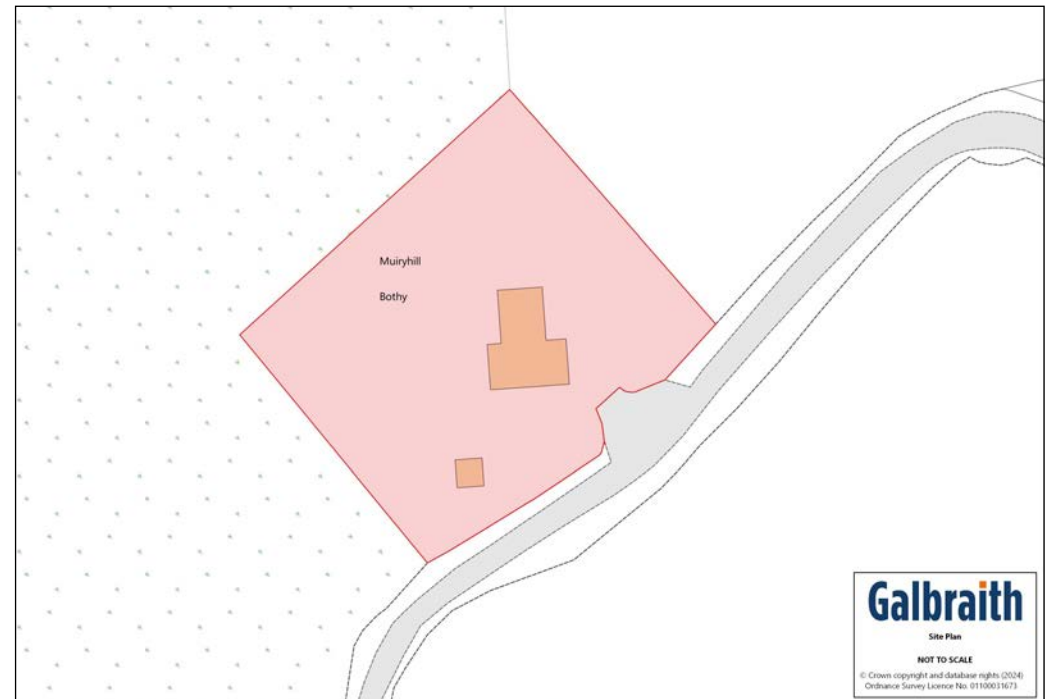
VIEWINGS

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.





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