



ARDSHIEL
THE GLEN, DUMFRIES

Galbraith



ARDSHIEL, THE GLEN, DUMFRIES

Stunning family home in desirable edge of town location with far reaching views.

Dumfries 3.8 miles ■ Carlisle 38 miles ■ Glasgow 80 miles

Acreage 1.28 acres (0.5 hectares)

Offers Over £580,000

- 3 reception rooms. 4/5 bedrooms
- Stunning family home
- Far reaching countryside views
- Extensive adaptable grounds
- Large Outbuilding (11.2m x 7.8m) with store (9.6m x 1.8m) & w.c

Galbraith

Castle Douglas
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SITUATION

Sitting to the west of Dumfries in a delightful rural location, Ardshiel is approximately 3.8 miles from the centre of Dumfries and just a short distance to the Dumfries & Galloway Royal Infirmary. The property benefits from a stunning elevated rural location with far reaching countryside panorama, yet just a short distance to the town itself. Kilnford Farm & Coffee Shop is also just a short distance from the property.

Dumfries is the regional capital with an extensive range of amenities typical of a town of this size including high street shops, retail parks, supermarkets, primary and secondary schools, parks and leisure facilities, golf clubs, cricket club, rugby club, and the famous Queen of the South football club. The Crichton Campus is home to Dumfries & Galloway College, and the southern campuses of the University of Glasgow and the University of the West of Scotland. Dumfries railway station connects with Glasgow, Edinburgh and Carlisle. There is a mainline station at Lockerbie, around 16.6 miles with connections to Glasgow, Edinburgh, Newcastle, Manchester, Birmingham and London. Domestic and international flights are available from Edinburgh and Glasgow airports, both around 86 & 80 miles distant.

DESCRIPTION

Originally constructed in the 1940s Ardshiel occupies a stunning, elevated edge of town site with uninterrupted far reaching views to the North. The property was purchased by the current owners in 1992 and has since been extended, around 2002/2003 both to the first floor. Also to the ground floor with a wet room addition together with the impressive garden room to the rear, taking full advantage of the southerly aspect. Ardshiel offers an exceptional home in a desirable "best of both location" with a very much rural feel, yet a short distance from all the key amenities provided by Dumfries.



The property itself offers a fine balance of bedroom and reception/entertaining space ideal for family living but could easily be adapted to suit the buyer's individual needs. The majority of the accommodation space sits on the ground level with two of the principal reception rooms to the front of the property enjoying stunning far reaching views. To the rear is the delightful garden room, added in 2002 this provides an extensive space to relax or a space that could be 'sub divided' to serve multiple uses to a family. The kitchen/breakfast room has a range of fitted floor and wall units with electric hob and overhead extractor, ample space for a table and chairs from which you can enjoy the views. Continuing from the kitchen is the Utility Room, space for washing machine, fridge freezer and also houses the boiler and sliding door to access the W.C. The ground floor benefits from 3 bedrooms one with en suite wet room (this was added by the current owners), one bedroom offers extensive fitted wardrobe space, the other connects to the garden room to the rear – this could also be adapted to provide an office or hobby room. A central staircase provides access to the first floor with space for working from home. The first floor provides 2 bedrooms and a central shower room with large store room. Each room provides a bright space with Velux roof lights.

Externally the property sits within beautiful grounds and has an impressive large outbuilding with adjoining store, w.c with electric doors. Offering potential to adapt subject to relevant consents. A number of further outbuildings including coal store, log store and garden tool storage space. A unique opportunity to acquire a stunning property in an appealing edge of town location with many desirable attributes. (Photos completed summer 2023) .



ACCOMMODATION

Ground Floor:

Entrance Porch. Hallway. Living Room. Kitchen/Breakfast Room. Utility Room. Bedroom. Bathroom. Dining Room. Office/Bedroom. Bedroom En Suite wet room. Garden Room.

First Floor:

Bedroom. Shower Room. Bedroom.

Large Outbuilding (11.2m x 7.8m) with store (9.6m x 1.8m) & w.c. With plumbing & electric. Potential to adapt subject to relevant consents.

GARDEN (AND GROUNDS)

Beautifully presented gardens surround the beautiful Ardshiel. The driveway leads initially to access the Double Garage but continues to the front of the property and to the side and rear where there is ample parking for numerous vehicles. The grounds were extended with the purchase of an additional piece of ground (2002) to the side of Ardshiel by the current owners (on a separate title). The site extends to about 1.28 acres in all, currently laid to lawn primarily with some mature planted shrubs beds which soften the landscape beautifully and larger mature trees which provide further privacy to the site. To the rear a south/west facing patio can be accessed directly from the sun room, a beautiful area to relax or socialise with friends and family.

The new buyer, should they wish, may pursue the opportunity to develop the adjoining site subject to local planning consents.

POST CODE

DG2 8PX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: Tourist. arrival. fruitcake

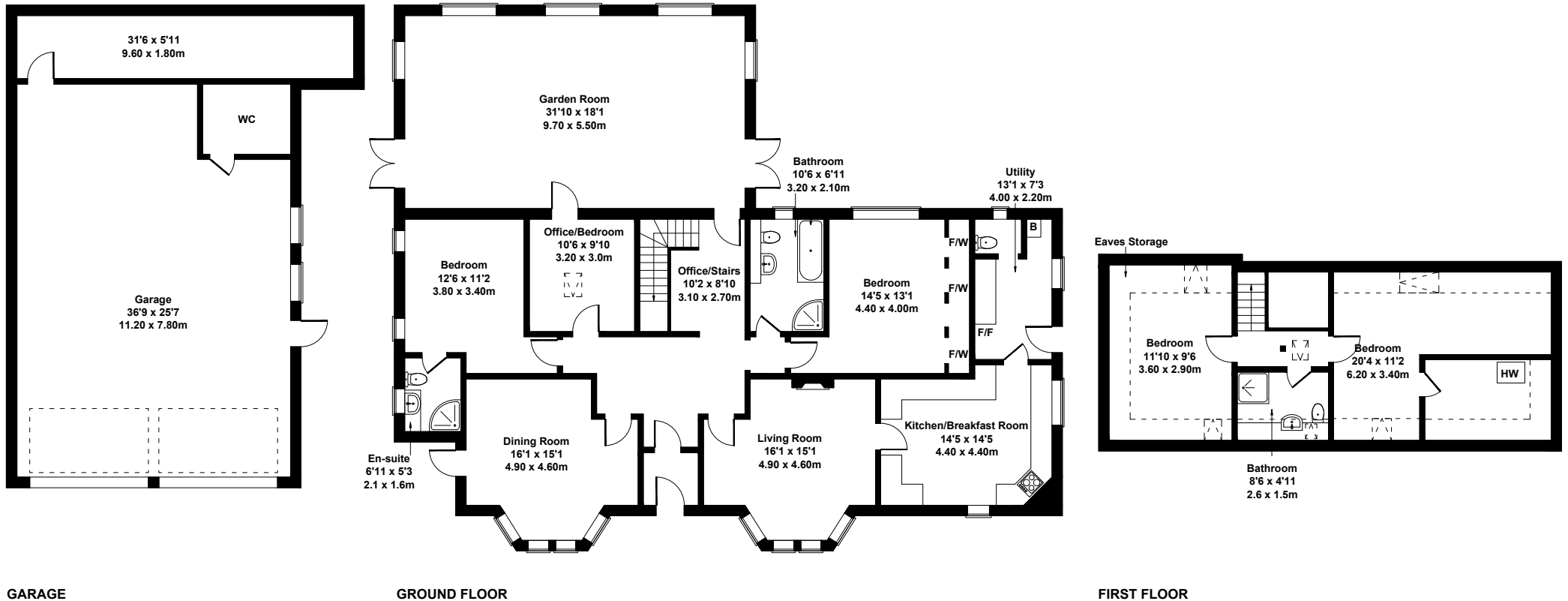
SOLICITORS

Primrose & Gordon
1 Newall Terrace
Dumfries
DG1 1LN



Ardshiel, The Glen, Dumfries

Approximate Gross Internal Area
3842 sq ft - 357 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. 2023

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 October 2023

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Property | Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC |
|----------|-------|-------------|-------------|----------|---------------------|-------------|-----|
| Ardshiel | Mains | Mains | Septic Tank | Freehold | Oil Central Heating | Band G | E47 |

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

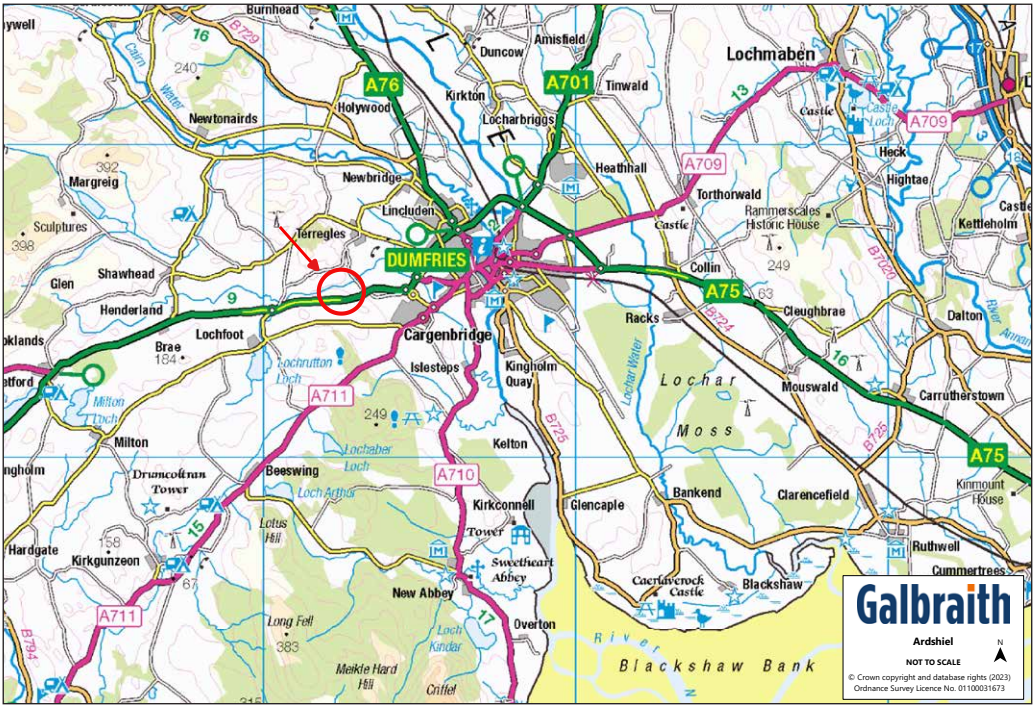
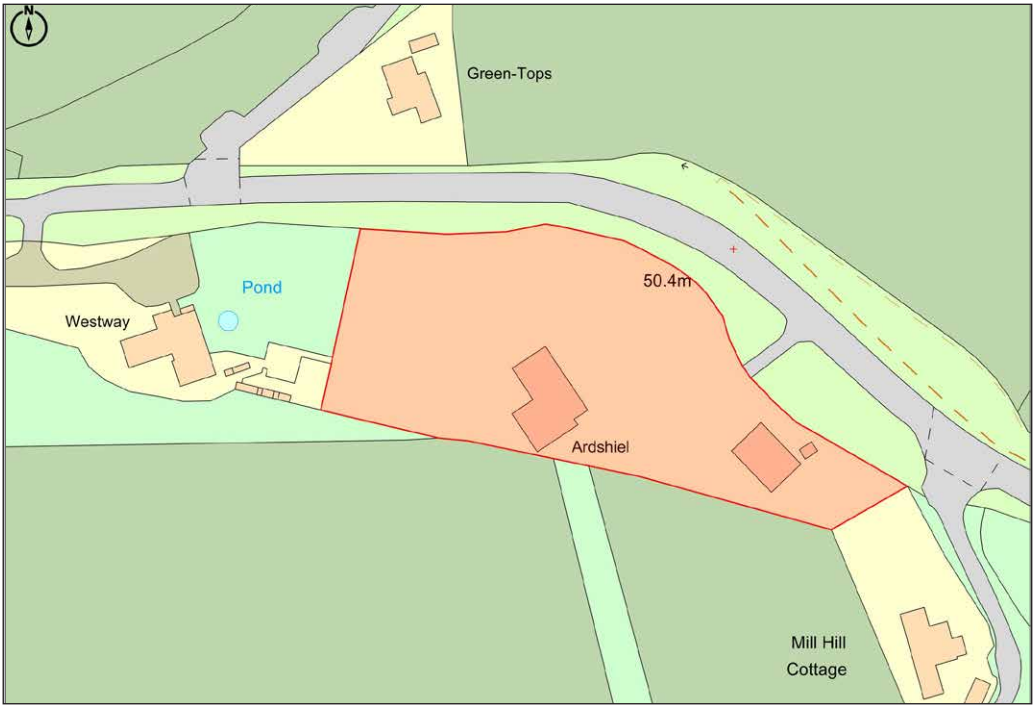
VIEWINGS

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.





Galbraith



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