

GLENVIEW

DUNSCORE, DUMFRIES



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A fabulous contemporary retreat with its own amenity woodland

Dunscore 3 miles ■ Dumfries 14 miles

Acreage 15 acres (6 hectares)

Offers Over £495,000

- Large open plan reception space and kitchen with vaulted ceiling
- 3 bedrooms
- Amenity forest
- Wildlife pond
- Private water supply and filtration system
- Currently run as a successful holiday let

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com





SITUATION

Glenview sits in a rural position approximately 3 miles northwest of the village of Dunscore. Dunscore is a thriving community and has a primary school, doctor's surgery, a community hall, Post Office service (part time in the community hall), a community run pub, and church. 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, 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 Southerness. 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. There are both domestic and international flights available from Prestwick, Glasgow and Edinburgh airports, all reachable in under two hours.

DESCRIPTION

Glenview is a contemporary build one and a half storey dormer house, finished to a high standard throughout, completed in 2003. It sits in its own garden ground of around 2 acres, nestled in secluded forestry, of which 13 acres belongs to the property. Stone from the original bothy on the site has been incorporated into the interior of the hallway, giving a stylish sense of history. The striking public spaces are open plan under an impressive vaulted ceiling featuring exposed oak beams. Double glazing and oil fired central heating, with underfloor provision on the ground floor and panel heaters to the first floor, means the house is comfortable and efficient. With three bedrooms, and both a bathroom and a shower room, Glenview is an ideal family retreat, or as in its current use, a high quality holiday let. There are no occupancy restrictions so it could also be a permanent residence, with schools and amenities available in Dunscore and Thornhill.

ACCOMMODATION

Ground Floor: Entrance Sun Porch. Sitting Room with Vaulted Ceiling and Open Plan Kitchen. Utility Room. 2 Bedrooms. Bathroom. Storage. Boiler & Water Filtration Room (accessed externally)

First Floor: Master Bedroom with Dressing Room. Shower Room. Storage.

GARDEN AND GROUNDS

A tarmac track leads through quiet spruce forest and opens up to a large garden which frames the house perfectly. The garden at Glenview is a wonderful haven for wildlife and humans alike. Abundant native wildlife inhabit the grounds and forest including red squirrels, roe deer, owls, pine martins and the occasional red deer. Areas of grass give a sense of space and room for relaxation, outdoor entertaining and general wellbeing. The pond attracts a wide variety of species, and also provides some well-earned cooling off for four-legged companions. The forest adds privacy and plenty of potential for adventures for pets, children and adults alike.



ACCESS TRACK

The access track leading past the forest and to Glenview and beyond is in separate ownership. A servitude right of pedestrian and vehicular access has been granted in favour of the owners of Glenview. Further, the owners of Foxwood granted a servitude right of pedestrian and vehicular access over that part of the track leading past their property from the minor public road.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Glenview	Private	Mains	Septic tank	Freehold	Oil	Rated for holiday let	D65

DIRECTIONS

From Dumfries A75 bypass take the A76 signed Kilmarnock, follow this road out of town for a short distance. At the hamlet of Holywood, take the left hand turn onto the B729 signed Dunscore & Moniaive. In Dunscore, turn left at the mini roundabout and continue out of the village, then follow this road all the way down to the hamlet of Milton. In Milton, turn right onto the minor public road signed Corsock. Continue on this road until the schoolhouse on the right (Glenesslin). Turn up right onto the track beside, and follow this track. Take the second left turn and follow the tarmac track past Foxwood on the right, into the forest and Glenview is at the end of the track.

POST CODE

DG2 OUT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: totals.lightens.escape

SOLICITORS

Brodies LLP,
58 Morrison Street,
Edinburgh,
EH3 8BP

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

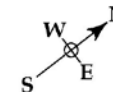
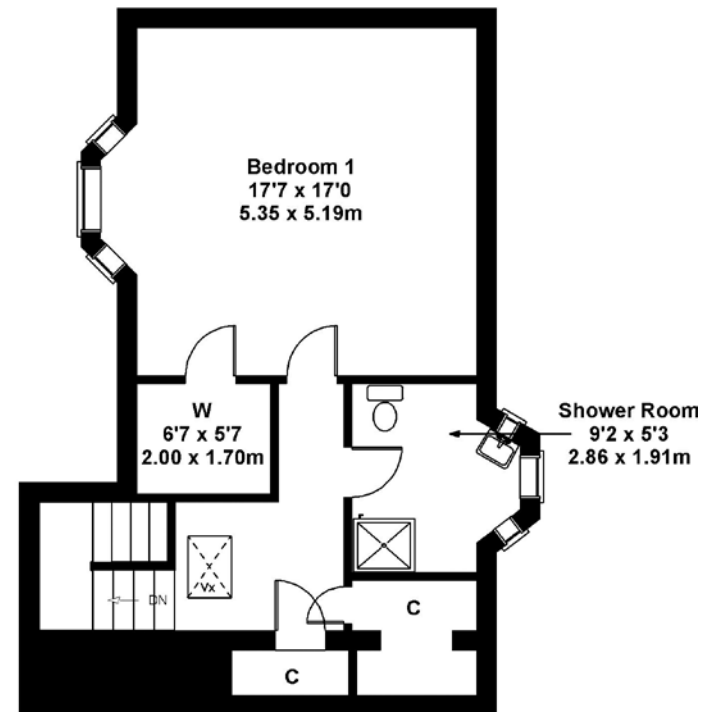
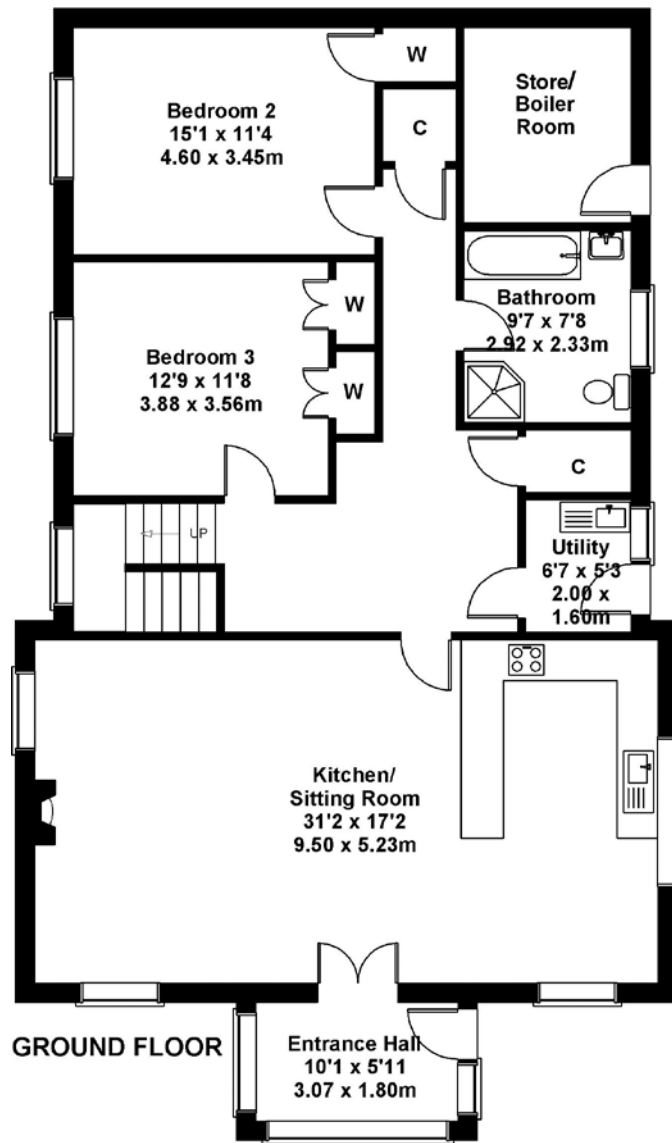
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to 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.





Glenview



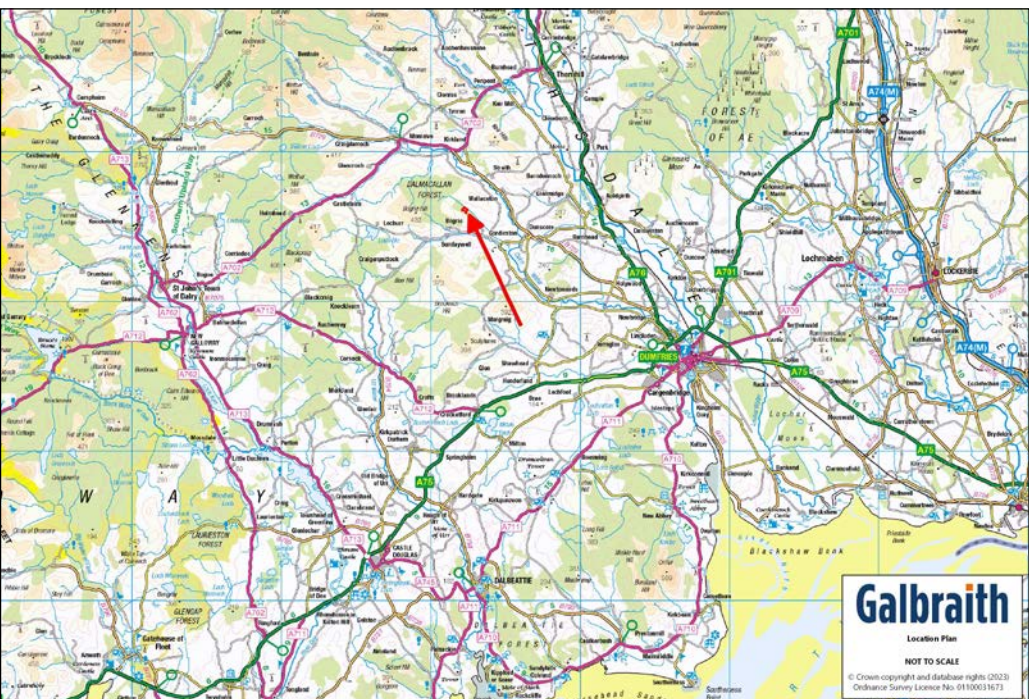
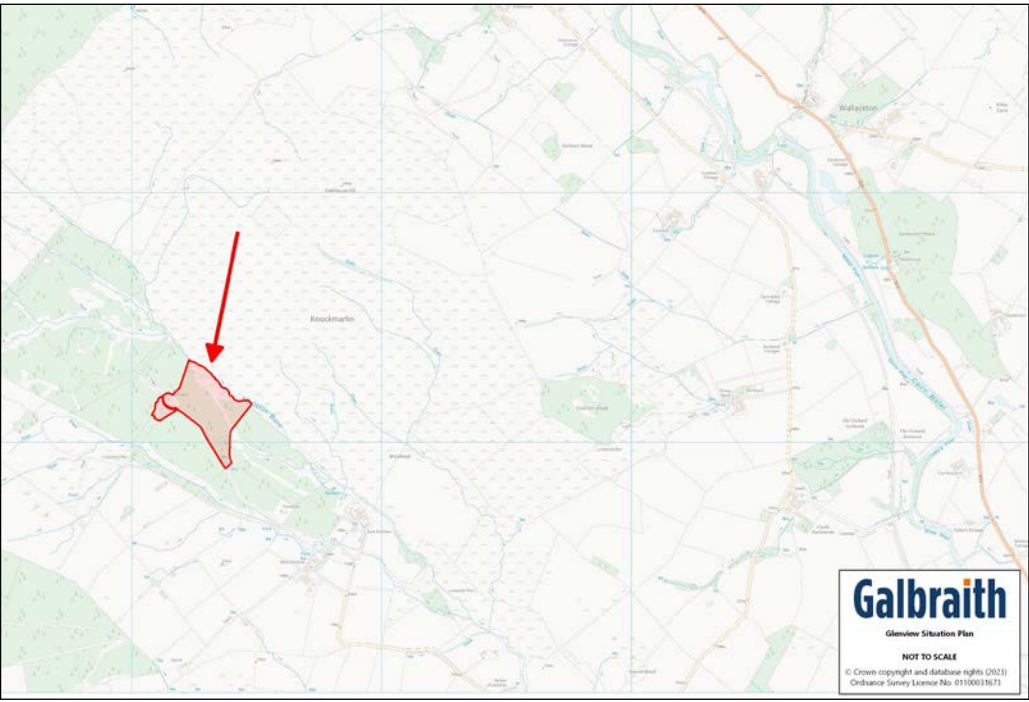
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

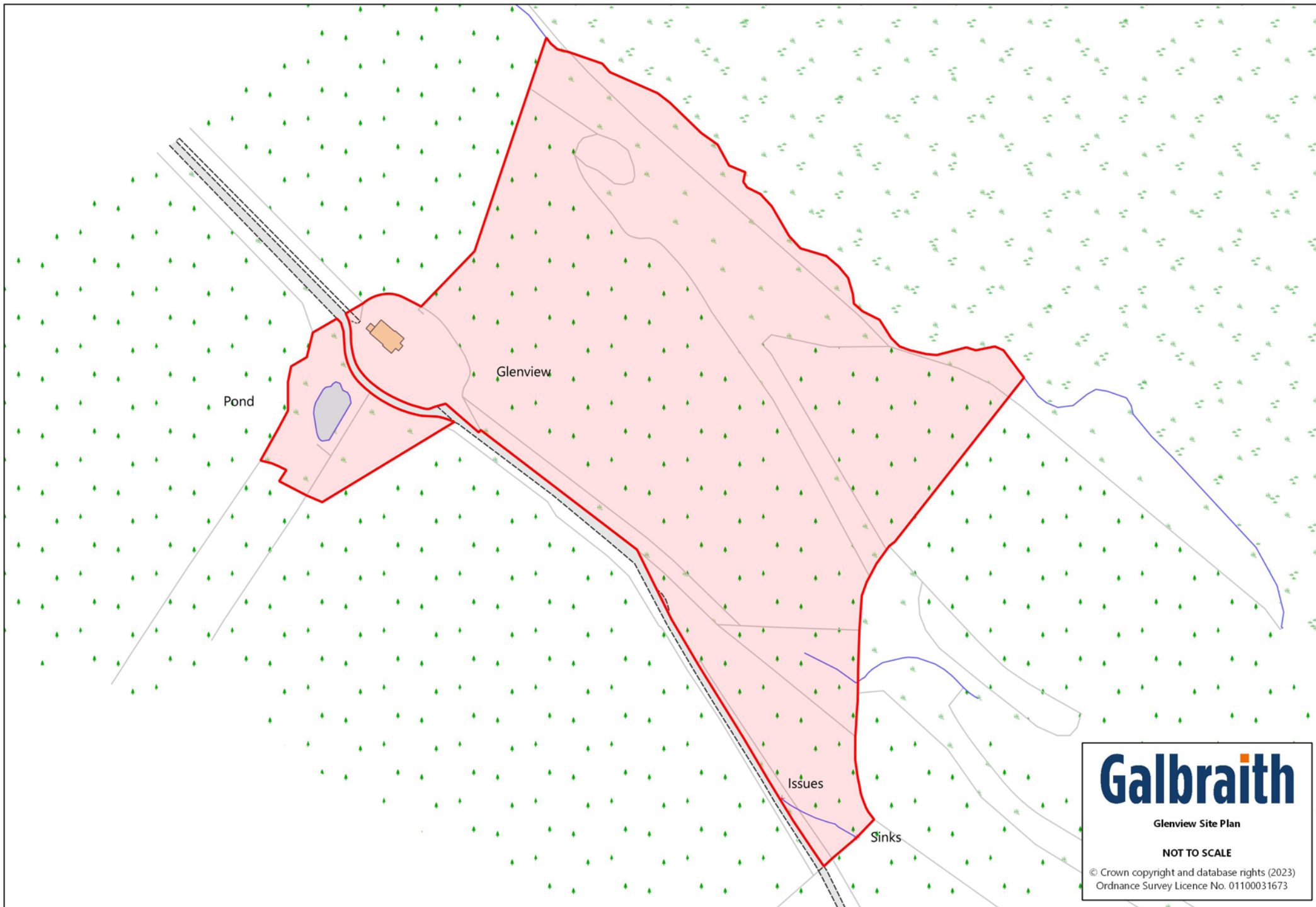
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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





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Glenview Site Plan

NOT TO SCALE

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