



Four bedroom detached bungalow with
workshop/packing shed and 7 acres of land for sale

Maryfield Road Nursery, Terregles, Dumfries, DG2 9TH

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Property Details

Maryfield Road Nursery, Terregles, Dumfries,
DG2 9TH

Offers Over

£475,000

Description

Four bedroom detached bungalow situated in an idyllic setting with a large workshop/packing shed and 7 acres of land.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Four bedroom detached bungalow with integrated single garage
- Spacious living room with gas fire and glass paned doors to dining room
- Generous sized double bedrooms
- Ground source heat pump
- 7 acres of amenity woodland, orchards and fruit trees
- Extensive driveway with large, detached workshop/packing shed
- Situated in an idyllic setting close on the outskirts of Dumfries

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A rare opportunity to acquire a two storey, four bedroom bungalow with 7 acres of land incorporating a variety of speciality fruit trees and plants, woodland and gardens. The bungalow, constructed 31 years ago, offers spacious and versatile accommodation with potential to modernise and benefits from a large detached workshop/packing shed.



The Accommodation

The front door welcomes a spacious porch and hallway which leads to the principle rooms on the ground floor. The living room is a fantastic size, with dual aspect windows and a featured gas fire supplied from the LPG gas tank. Glass paned double doors open to a separate dining room and there is scope here to create an open plan living/dining space.

The kitchen benefits from an abundance of floor and wall units with stainless steel drainer sink. The vendors are also happy to include the white goods which includes a brand new Bosch dishwasher. Off the kitchen is a very useful utility room with an additional sink which leads to the single, integrated garage and back door. The garage is an excellent space for off-road parking and the ground source heat pump with hot water pressure tank and buffer immersion tank is also located at the rear of the garage.



The Accommodation

There is a good sized bedroom on the ground floor which is currently being used as an office. Furthermore at the bottom of the stairs is a spacious shower room with mains shower cubicle, hand basin and w.c.

The first floor boasts two generously sized double bedrooms and a third bedroom which will fit a double bed also. The largest bedroom also benefits from a walk-in loft space which would make an ideal walk-in wardrobe or en-suite. The family bathroom is equipped with a three piece suite including bath.

Outside there is an exceptional driveway and large workshop/packing shed with up and over door and electricity supply. The packing shed has excellent business applications with a loading bay and toilet facilities.



The Accommodation

There is a small lawn with the house however the real attraction is the 7 acres of secluded land consisting of amenity woodland, fields, ponds, chicken and duck pens, apple orchards, raspberry and gooseberry fields and blueberry bushes only to name a few.

Properties of this scale rarely come to the market and therefore viewings are highly recommended to appreciate what this property has to offer.

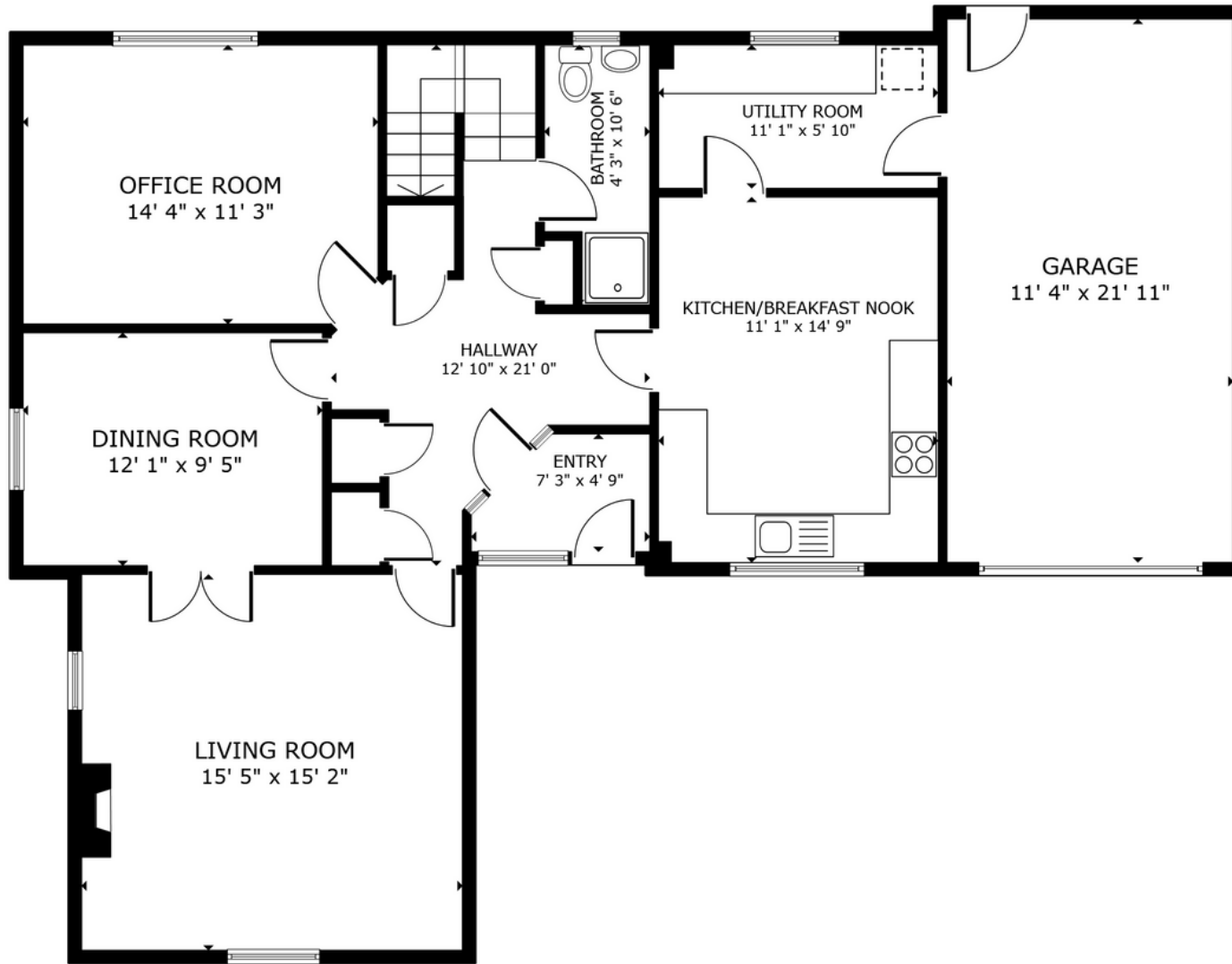








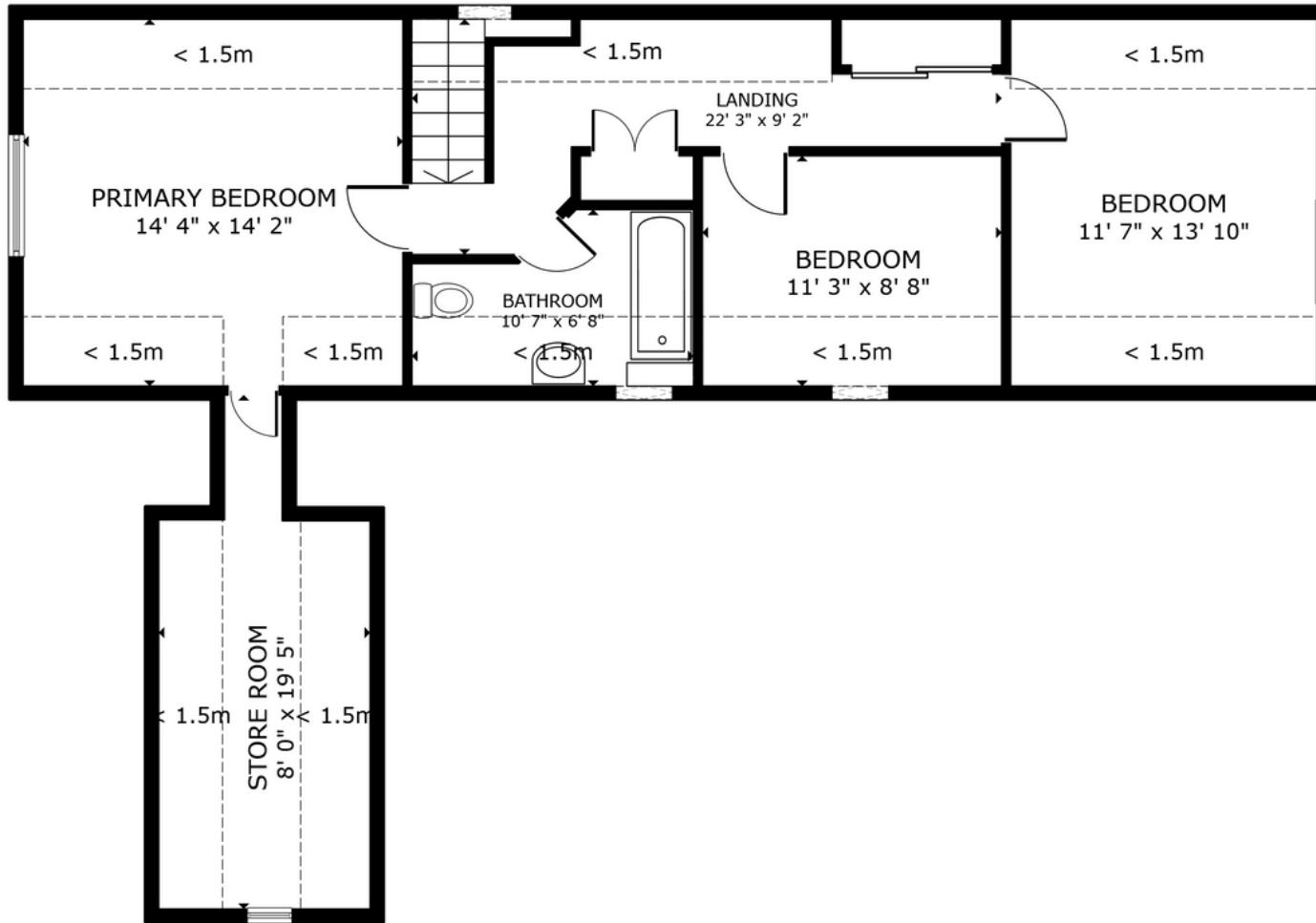




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 1,015 sq.ft. FLOOR 2 505 sq.ft.
 EXCLUDED AREAS : GARAGE 254 sq.ft. REDUCED HEADROOM 299 sq.ft.
 TOTAL : 1,520 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,015 sq.ft. FLOOR 2 505 sq.ft.
 EXCLUDED AREAS : GARAGE 254 sq.ft. REDUCED HEADROOM 299 sq.ft.
 TOTAL : 1,520 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale including white goods in the kitchen.

EPC Rating: C

Services: Maryfield Road Nursery is serviced by mains water, electricity, drainage and ground source heat pump.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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