



Beechwood Bank  
Nithbank | Dumfries | Dumfriesshire | DG1 2RZ

FINE & COUNTRY

BEECHWOOD BANK



Beechwood Bank is a fine example of a detached Victorian villa, located only a short walk from the town centre. The property sits within landscaped gardens that offer a high degree of privacy and enjoys an elevated position overlooking the park and river.

The property has been sensitively renovated and modernised by the present owner over recent years, while retaining an array of original features such as ornate plasterwork, sash windows, fireplaces, and stair balustrade. The accommodation is spread over four levels, with the garden level offering a self-contained one-bedroom apartment, ideal for letting or perhaps for a dependant relative.

# KEY FEATURES

## Accommodation

A solid front door opens into a smart entrance vestibule, with attractive tiled floor and wood burning stove set within a stone surround. An internal door opens into the welcoming reception hall, which boasts high ceilings, direct access to all ground floor accommodation and has stairs leading to upper and lower levels, with a large window at half landing level, allowing plenty of natural light to filter in. The kitchen is located to the front of the property and comprises a range of fitted cabinets with complementary worksurfaces, gas hob, oven and integrated dishwasher. There is ample room for dining furniture.

The drawing room is a lovely light reception room benefitting from triple windows to the rear elevation, with views over the park and river. There are ornate ceiling cornices and an open fire set within a marble surround. Adjacent to the drawing room is a generous office/library, which enjoys a bay window to the rear, an open fireplace and bespoke built in bookcases to one wall. A spacious and tasteful cloakroom/WC completes the ground floor accommodation.

Off the bright first floor landing, three bedrooms and the family bathroom can be found. The principal bedroom is a delight, enjoying triple windows to the rear, a walk-through wardrobe and a very impressive, large en-suite bathroom, comprising a deep bath set in a tiled and panelled surround, WC and wash hand basin. The two further bedrooms are well-proportioned and located to the front of the property, while the family bathroom comprises a claw foot roll top bath with handheld shower attachment, WC and wash hand basin.

Carpeted stairs continue to the top floor, where two bright double bedrooms (with sloped ceilings) and a bathroom can be found.

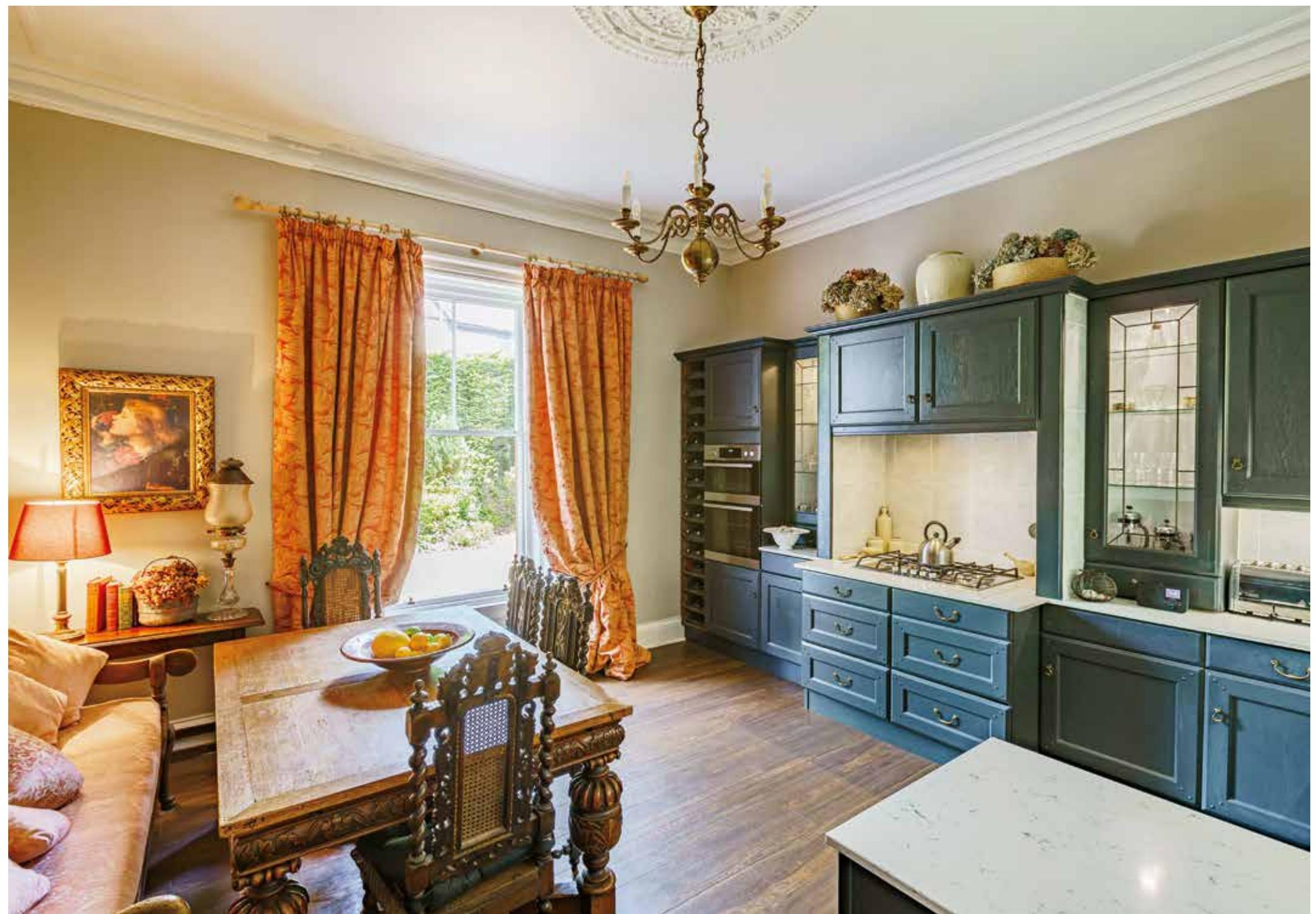
The garden level can be accessed from the ground floor or via a separate entrance to the side of the building. There is a utility room with storage, sink and space for white goods, with a small pantry/store adjacent, and a door leads into the self-contained apartment. This area comprises a charming sitting room with windows to the rear and a wood burning stove, a modern fitted kitchen, small double bedroom with study/dressing area off, and a bathroom, comprising a small freestanding bath with hand held shower attachment, WC and wash hand basin. The boiler room (also housing the hot water tank) completes the accommodation.



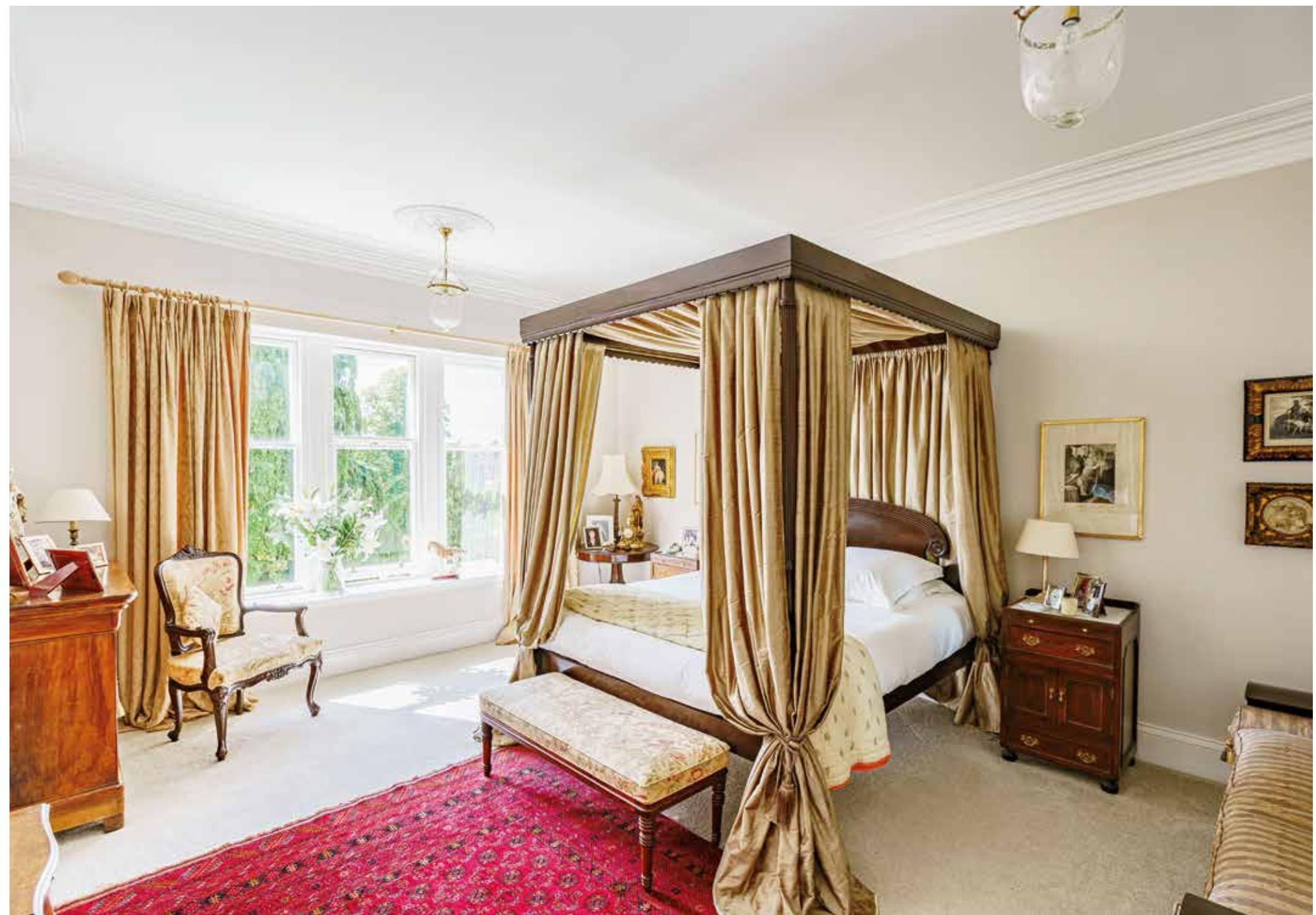




























#### Outside

The property is approached via a monobloc paved driveway with parking for several vehicles. The rear garden is laid out over two levels and is predominantly laid to lawn, with mature trees, shrubs and bushes, and enjoys paved patios, ideal for al fresco entertaining, and a timber summerhouse. From the bottom of the garden, a gate leads into Dock Park.

#### Location

The property is located in a sought-after area within Dumfries, only a short walk to the town centre amenities.

Dumfries offers a wide choice of schooling, with the Crichton University Campus offering a wide variety of further choices. The railway station is a short distance away and both Glasgow and Edinburgh are easily accessible by car. Dumfries and Galloway Royal Infirmary is within easy reach.

Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there are an abundance of good local courses with the region.





# INFORMATION

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Services: Mains electricity and water, gas fired central heating (it is worth noting that a new boiler was installed in 2022), mains drainage. Partial double glazing. Broadband.

Fixtures and fittings: Blinds are included. Certain contents may be available by separate negotiation. Please enquire.

Local Authority: Dumfries & Galloway Council –Council Tax Band G.

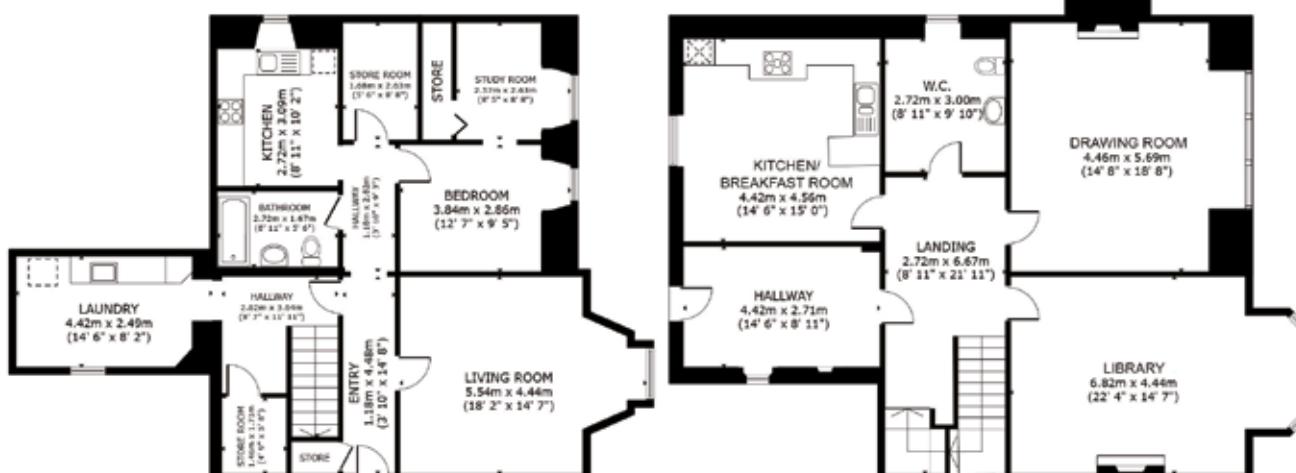
EPC: E

Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Solicitor: Michael Stevenson, McJerrow & Stevenson, 55 High Street, Lockerbie, DG11 2JJ.

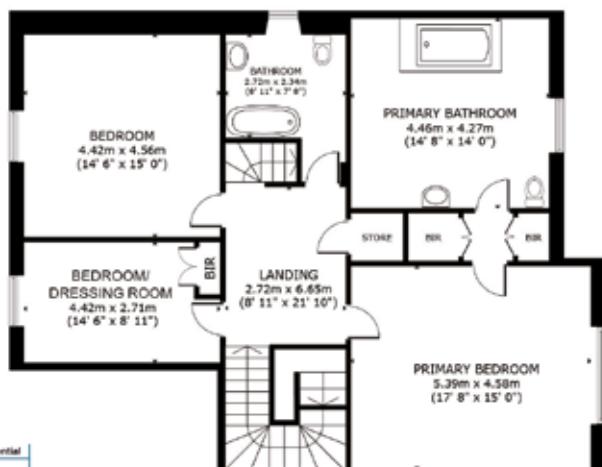
Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.



FLOOR 1

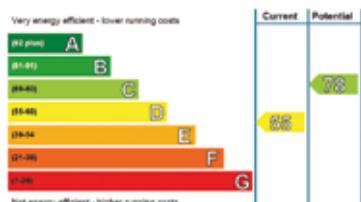
FLOOR 2



FLOOR 3



FLOOR 4



**GROSS INTERNAL AREA**  
 FLOOR 1 91.9 m<sup>2</sup> (989 sq.ft.) FLOOR 2 117.4 m<sup>2</sup> (1,264 sq.ft.) FLOOR 3 111.9 m<sup>2</sup> (1,204 sq.ft.) FLOOR 4 40.6 m<sup>2</sup> (437 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 19.1 m<sup>2</sup> (206 sq.ft.)  
 TOTAL : 361.8 m<sup>2</sup> (3,895 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.07.2023





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY  
FOUNDATION

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