



Mount Pleasant
Hill Street | Dumfries | Dumfrieshire | DG2 7AQ

FINE & COUNTRY

MOUNT PLEASANT





Mount Pleasant is an exquisite 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 benefits from two gated entrances with ample parking and garaging.

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, attractive arched sash windows, doors and skirting boards, marble fireplaces, and stair balustrade. The bright and versatile accommodation is predominantly arranged over two main floors, with a charming office located on the third floor. From the upper levels, you enjoy views over the rooftops to the surrounding countryside.

KEY FEATURES

Accommodation

A solid front door opens into a smart entrance vestibule, with attractive original tiled floor. An internal door opens into the welcoming reception hall, which boasts high ceilings, engineered oak flooring, ornate plasterwork and an impressive staircase rising to the first floor.

The drawing room is a beautiful, spacious reception room located to the front of the house. It enjoys a dual aspect with working shutters, ornate ceiling plasterwork and an open fire set in an ornate marble surround. The sitting room is also located to the front of the property and enjoys a dual aspect, with views of the garden. There is ornate plasterwork to the ceiling, an Edinburgh press cupboard, and a gas coal effect fire set within a marble surround. The adjacent dining room offers the ideal space for entertaining, with an attractive fireplace and beautiful bespoke cabinetry with built-in ladder.

The kitchen is the heart of the home and has been fitted with an excellent range of shaker style units, with solid wood and/or granite worksurfaces. Integrated appliances include a gas fired Aga, electric oven and hob, wine fridge, dishwasher and fridge freezer. There is a bespoke built-in dresser, ample room for a dining table and chairs, and two arched glazed doors give direct access to the terrace and garden.

A rear hall offers a useful cloaks area and a door to the rear driveway and garaging. Off the rear hall is a spacious utility room, with fitted storage, a sink, and plumbing for white goods. There is also a cloakroom/WC and access to the integral garage, which has power and light, an up and over door and further access to a boiler room / boot room.

The sweeping staircase, with stained glass effect window at half landing level, leads up to a generous first floor landing, where four spacious double bedrooms can be found. There is also access to an additional staircase that rises to the office on the top floor.













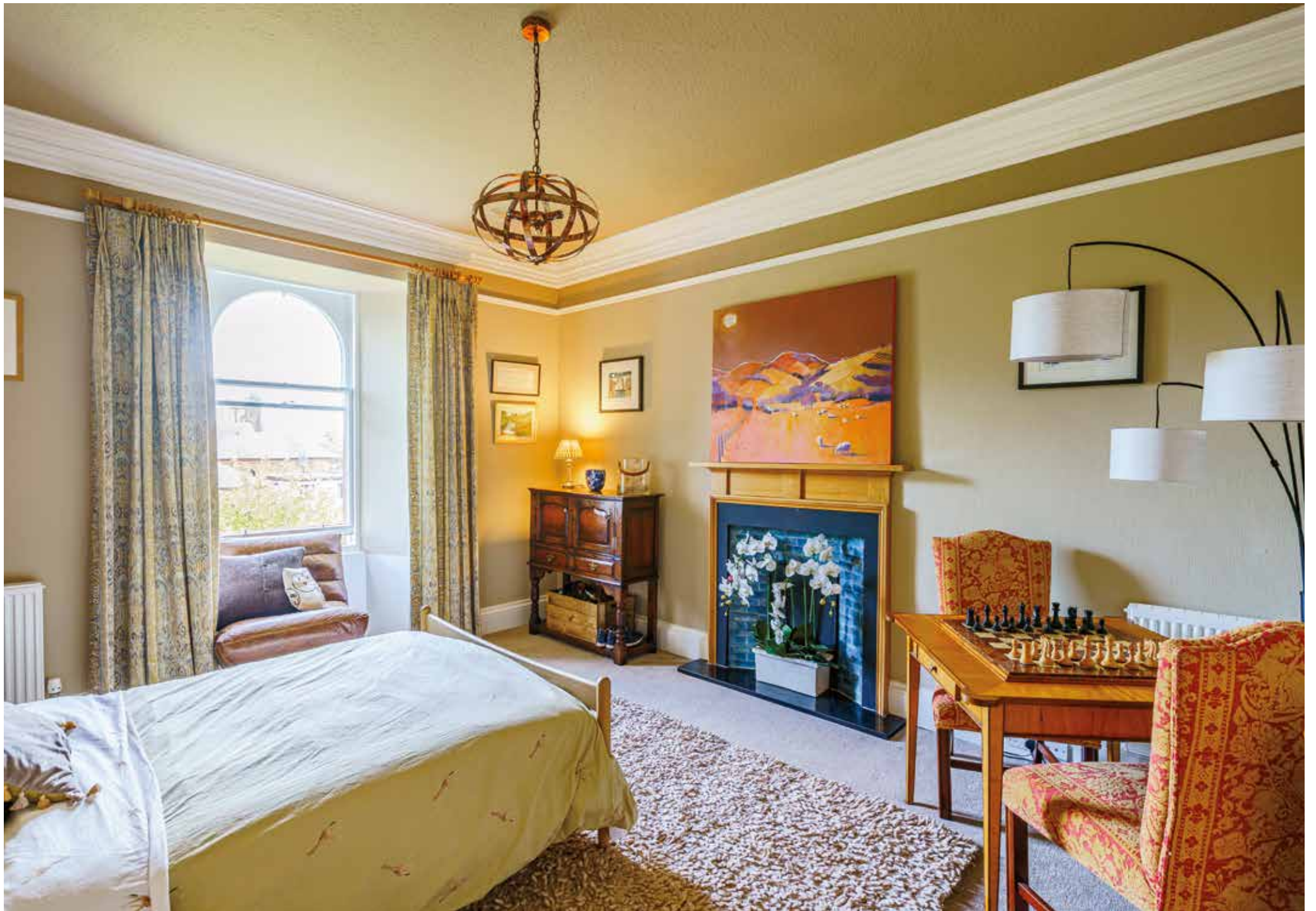
The principal bedroom is a lovely restful room, filled with natural light from two large windows and boasting bespoke fitted wardrobes and shelving to one wall. There is a smart en-suite bathroom, comprising a contemporary oval bath, separate shower cubicle with rainhead and handheld shower attachments, WC and a wash hand basin set in a vanity unit, with marble countertop.

The remaining three bedrooms are generous doubles, with two having built-in wardrobes and one also having a fitted desk/study area. The family bathroom is luxurious, with a deep bath set in a marble and panelled surround, a separate shower cubicle with rainhead and handheld shower attachment, WC, and wash hand basin set in a vanity unit, with marble countertop. There is also a shelved linen cupboard and window to the side elevation.

On the top floor, accessed via its own staircase, is a charming and unique 'tower' room, which is presently used as an office, having a fitted desk and storage. This bright room enjoys windows on three elevations and views over the rooftops to the hills beyond.

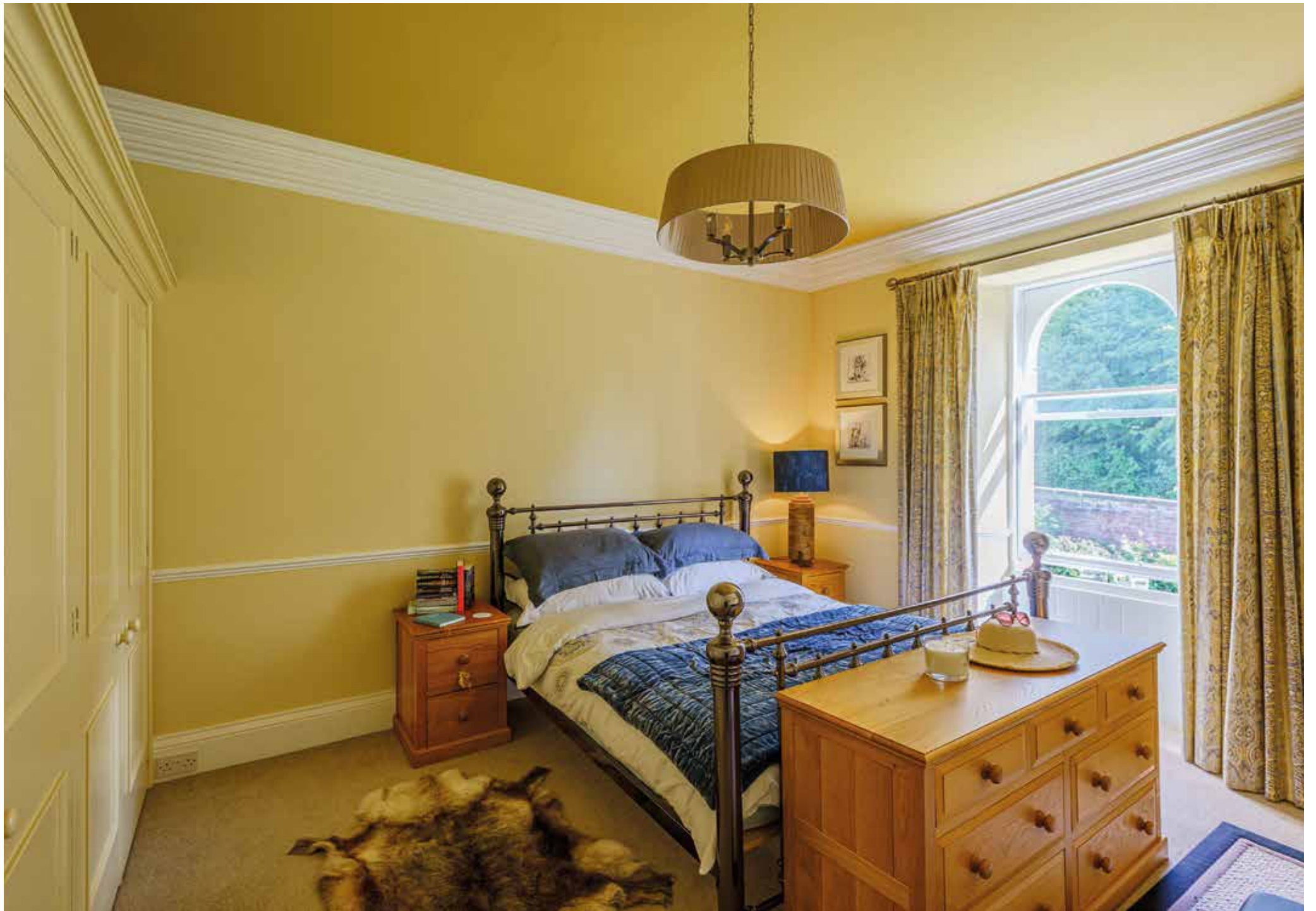


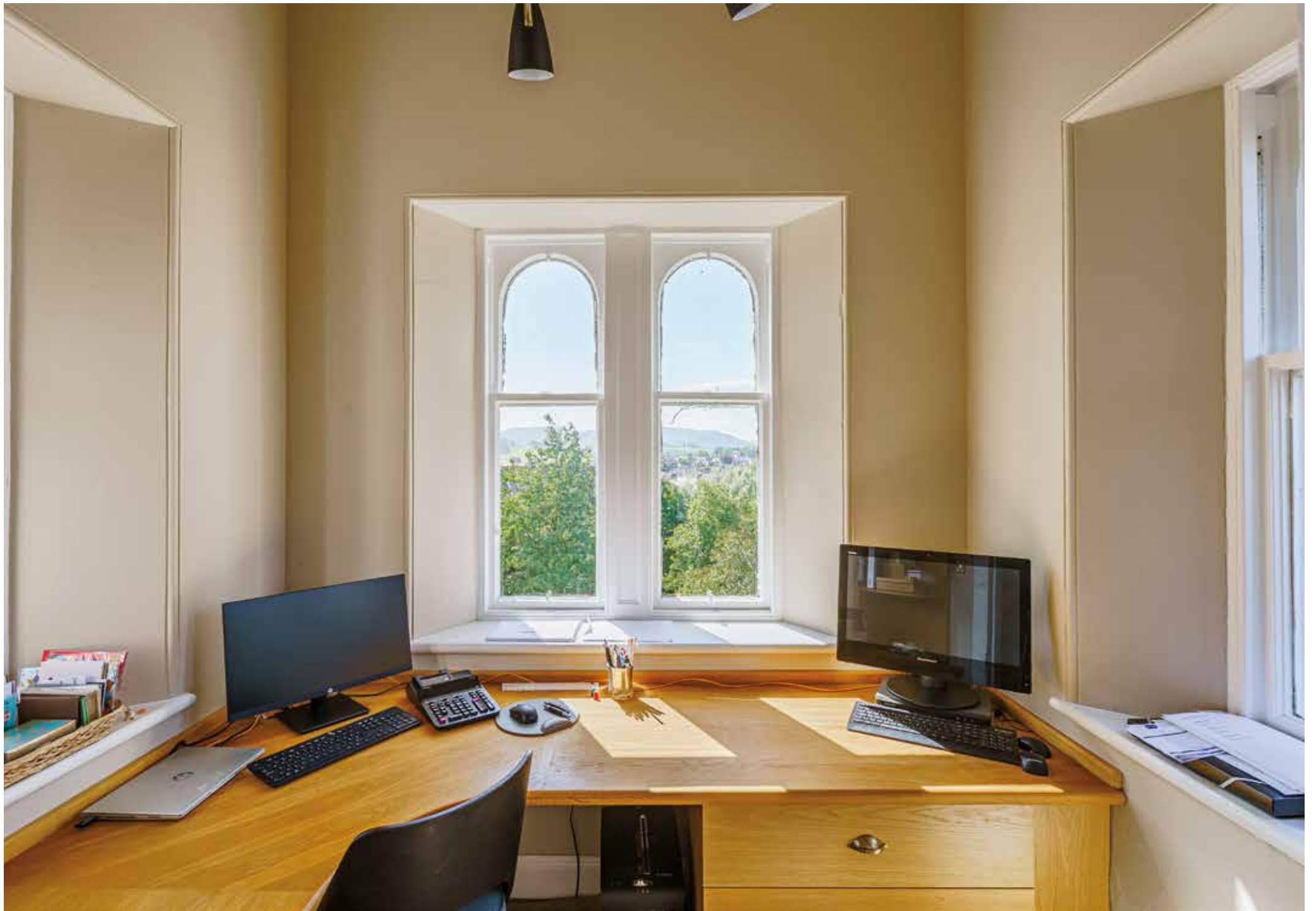
















Outside

The property sits within a generous, elevated plot and is fully enclosed, making it ideal for children and pets, and offering a good level of privacy.

The house is approached via two entrances. The main entrance is on Hill Street, where a beautiful set of wrought iron gates open into the sweeping driveway. There is additional gated access to the side of the property (Maxwell Street). There is ample parking and turning for vehicles, an integral single garage and a detached double carport, with attached shed and lean-to log store.

The established gardens are predominantly laid to lawn with mature, well stocked flowering borders, a beautiful paved terrace which is ideal for al fresco entertaining, fruit trees and other established trees and bushes. There is a greenhouse and raised vegetable beds.





INFORMATION

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.

Services: Mains electricity and water, gas fired central heating, mains drainage. Broadband.

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

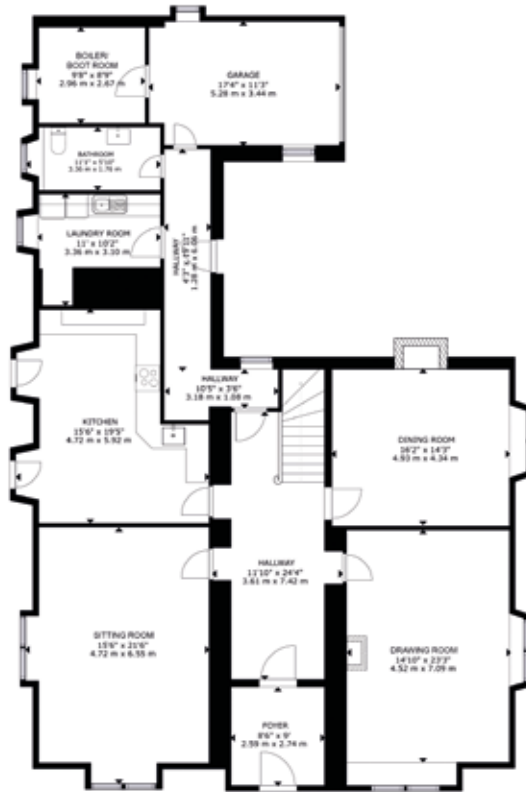
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Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Solicitor: John Mackie, The PRG Partnership Solicitors, 12A Bridgewater, Erskine, Renfrewshire, PA8 7AA.

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.



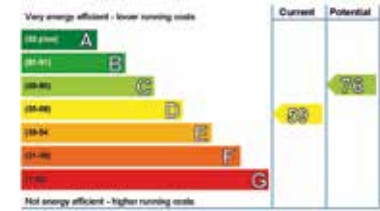
FLOOR 1



FLOOR 2



FLOOR 3



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 24.08.2023





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