



NO' 2 BORELAND COTTAGE

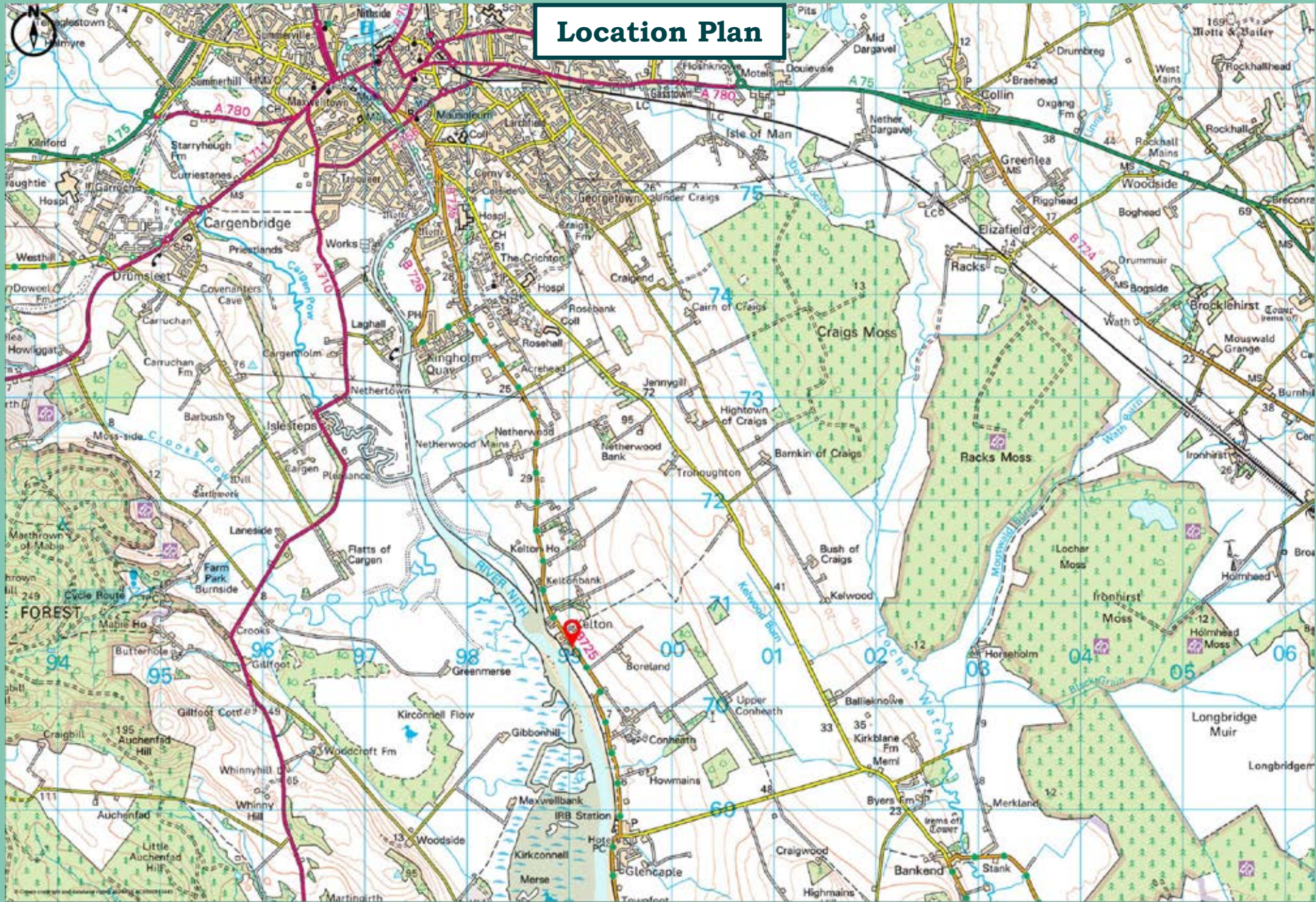
Glencaple Road, Glencaple, Dumfries, DG1 4UA



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Location Plan



No' 2 BORELAND COTTAGE

Glencaple Road, Glencaple, Dumfries, DG1 4UA

Dumfries 3.5 miles, Carlisle 33 miles, Glasgow 80 miles

A TRADITIONAL DUMFRIESSHIRE COTTAGE SITUATED JUST OUTSIDE THE PRETTY RURAL VILLAGE OF GLENCAPLE WITHIN DUMFRIES & GALLOWAY

- TWO BEDROOM COTTAGE REQUIRING FULL REFURBISHMENT
- HUGE POTENTIAL TO CREATE A LOVELY FAMILY HOME IN A SOUGHT-AFTER AREA OF DUMFRIES
- VIEWS ACROSS THE RIVER NITH TOWARDS CRIFFEL
- WITHIN CLOSE PROXIMITY TO THE UNIVERSITY OF WEST OF SCOTLAND
- WITHIN EASY REACH OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

J H S Law
8 Bank Street
Dumfries
DG1 2NS
Tel: 01387 739000



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

No' 2 Boreland Cottage is located just over a mile from the pretty village of Glencaple, a small settlement situated on the banks of the River Nith.

No' 2 Boreland Cottage is a traditional Dumfriesshire Cottage which **does require full refurbishment**, however, has huge potential to create a lovely family home. Although the property is set over a single floor, the large attic space could have potential for creating further living space. The dwellinghouse occupies a generous plot with views over the River Nith towards Criffel and the surrounding countryside. The property also benefits from generous enclosed garden grounds to the rear. No' 2 Boreland Cottage is situated in a sought-after semi-rural location, yet within easy driving distance of major road networks.

Glencaple is a quiet village 3 miles from the edge of Dumfries, originally built as a ship building village and in the present day, ancient Haaf Net fishing is still practised on this stretch of the River Nith, which is unique to the Solway Firth in Scotland. The village sits close to the mouth on the banks of the River Nith on the Burns Trail and has a primary school, Hotel, Shop and Bistro all within a short walking distance of the property. Caerlaverock Castle and the famous Wildfowl and Wetlands Trust are both within 5 miles. The Solway coast is just a few miles away with its quiet sandy beaches.

Dumfries boasts all essential and professional services, along with three retail parks, an ice rink, a University Campus and the recently constructed hospital is within an easy driving distance. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus, only a short drive from the property, offering a wide variety of further education choices.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. 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 is an abundance of good local courses with the region boasting no fewer than twenty-nine 18 hole courses.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for No' 2 Boreland Cottage are sought **in excess of: £110,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

NO' 2 BORELAND COTTAGE

As mentioned earlier, no' 2 Boreland Cottage does require full refurbishment and at present provides accommodation over a single floor, briefly comprising:

GROUND FLOOR

- **Kitchen**
With floor and wall units, window to the rear, door to the garden grounds.
- **Central Hallway**
With hatch to the loft accessed via a Ramsay ladder.
- **Double Bedroom 1**
With a window to the rear.
- **Lounge**
With a window to the front.
- **Double Bedroom 2**
With a window to the front.
- **Bathroom**
With a corner shower cubicle, WC, WHB, window to the rear.



- **Attic**
The attic is fully floored and does have potential for creating further living accommodation.
- **Cellar**
Cellar space accessed via a hatch in the hallway.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Electric	G	D 66

OUTSIDE

As mentioned earlier No' 2 Boreland Cottage benefits from generous enclosed garden grounds to the rear which are currently laid to lawn. There is ample space to one side of the dwelling for off-road parking, but this does need to be made fit for vehicular traffic. Anyone looking to develop the current footprint could consider an extension into the grounds.

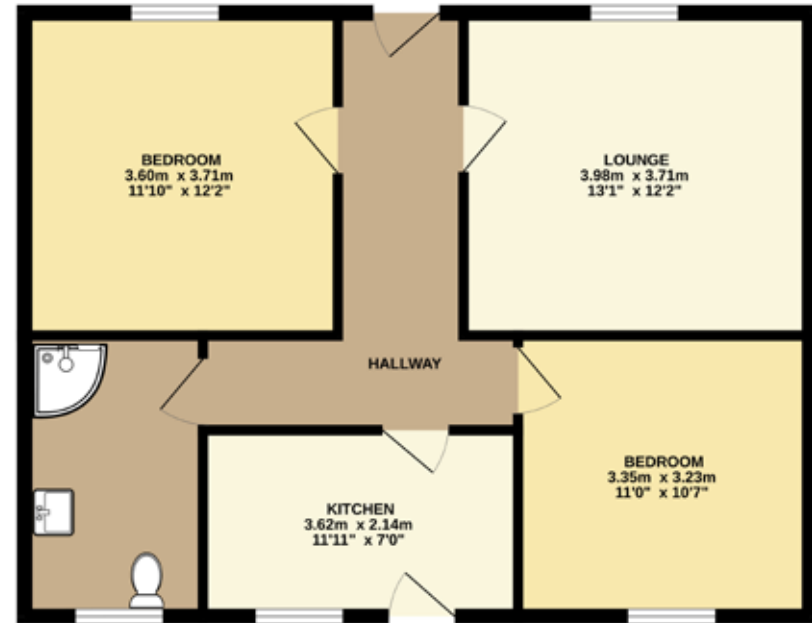
MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **J H S Law** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

A home report can be downloaded direct from our website www.threaverural.co.uk/property

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/04

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.



OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared April 2024

