



RUSHFIELD

Ruthwell, Dumfries, DG1 4NN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



RUSHFIELD

Ruthwell, Dumfries, DG1 4NN

Annan 7 miles, Dumfries 10 miles, Carlisle 25 Miles, M6 Junction at Gretna 19 miles

A SPACIOUS DETACHED FOUR BEDROOM BUNGALOW SITUATED WITHIN THE PRETTY VILLAGE OF RUTHWELL WITH FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE TOWARDS THE SOLWAY COAST

- WELL-PRESENTED FOUR BEDROOM BUNGALOW
- GENEROUS ENCLOSED REAR GARDEN GROUNDS WITH OPEN COUNTRYSIDE VIEWS
- GRAZING Paddock & FABULOUS SUMMERHOUSE
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED TO MAJOR COMMUTING NETWORKS
- CLOSE PROXIMITY TO THE COAST

FOR SALE PRIVATELY

VENDORS SOLICITORS

McJerron & Stevenson
55 High St
Lockerbie
DG11 2JJ
Tel: 01576 202123



THREAVE RURAL

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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

Rushfield is located in a rural yet easily accessible area of Dumfries & Galloway within the pretty village of Ruthwell, which is within close proximity to the Solway Coast and home to the world's first savings bank which was established in 1810 by The Reverend Henry Duncan.

Rushfield is a generously proportioned detached bungalow providing four-bedroom family accommodation over a single floor. The property has neutral décor throughout providing a blank canvas for any potential buyer to add their own personal stamp to. In addition, the property benefits from generous enclosed garden grounds to the rear, which open up into a small paddock, this along with a fabulous summerhouse, provides the perfect place for family and social entertaining. To the front & side of the property there is ample room for off-road parking.

Given the location of the property, a variety of native wildlife can be enjoyed on a daily basis and countryside and coastal pursuits available straight from the doorstep. The property is ideally situated for those seeking a rural lifestyle yet is within easy reach of major commuting links.

The closest local services are located within a short drive of the property, with the busy market town of Annan boasting all essential and professional services, along with a thriving High Street with primary and secondary schooling available. Primary schooling is also available at Cummertrees and Carrutherstown. The nearby town of Dumfries offers further education choices within the Crichton University Campus.

Rushfield boasts excellent commuting links with both Glasgow and Edinburgh a little over an hour's drive north and with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There are main line railway station at Annan, Lockerbie & Dumfries, which run a full timetable of services both north and south.

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 is the ability to take both shooting and fishing locally. Given the diverse landscape along with the close 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 courses the nearest being at Powfoot.

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.

GUIDE PRICE

Offers for Rushfield are sought **in excess of: £290,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

RUSHFIELD

Rushfield is a deceptively spacious bungalow occupying a generous plot within the village of Ruthwell. The accommodation is arranged over a single floor providing bright and spacious living accommodation, briefly comprising:

- **Front Door Porch**
With a cloakroom off.
- **Kitchen**
A generously proportioned family kitchen with ample room for dining with a range of modern floor and wall units, electric oven and hob with cooker hood, plumbed for white goods, windows to the side and rear.
- **Lounge**
With a window to the rear and patio doors to the side giving access to a paved patio in the enclosed garden grounds. An open fire is set in a brick-built fireplace.
- **Central Hallway**
With built-in storage cupboards



- **Shower Room**
- **Family Bathroom**
With a bath, WC & WHB.
- **Utility Room**
With floor and wall units, door to outside, window to the side.



- **Double Bedroom 1**
With a window to the side, built-in wardrobes.



- **Double Bedroom 2**
With a window to the front.
- **Double Bedroom 3**
With a window to the front, built-in wardrobes.

- **Double Bedroom 4**
With a window to the rear.

- **Floored Attic Space**
Potential development potential to create further living space.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil	F	D 57

OUTSIDE

The property is approached by its own private driveway where there is ample off-road parking. The rear garden grounds are fully enclosed and are mainly laid to lawn with specimen trees, a variety of mature shrubs and a colourful variety of annual perennials. The garden grounds open up to a small paddock, which could easily be fenced off to accommodate a small pony or such like.

In addition, there is a fabulous summerhouse making this the perfect place for family and social entertaining throughout the year.



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, **McJerrrow & Stevenson** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

A Home Report can be downloaded from our website: www.threaverural.co.uk





APPORTIONMENT

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

INGOING

There are no ingoing claims affecting the property.

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

Immediately upon completion.

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 May 2024



Sale Plan



