



TOUCHSTONE
COTTAGE

THE COUNTRY
HOUSE

TOUCHSTONE

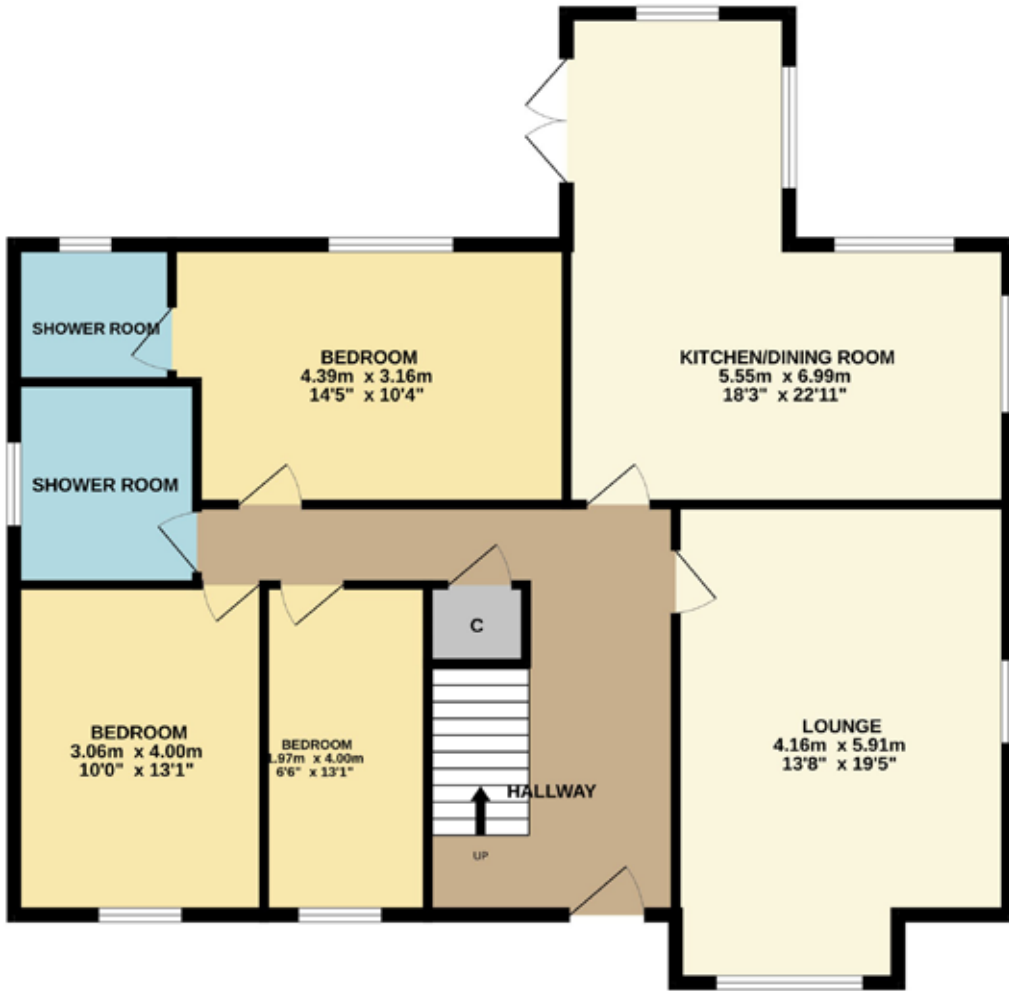
Beeswing, Dumfries, DG2 8JF



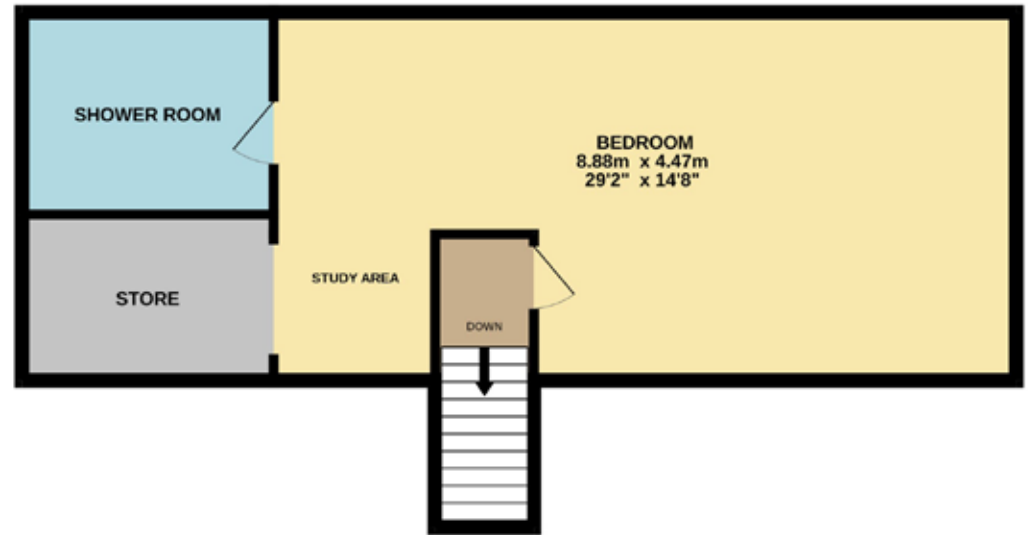
THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOUCHSTONE

Beeswing, Dumfries, DG2 8JF

Dalbeattie 6.5 miles, Dumfries 6.5 miles, Carlisle 42 miles, Glasgow 83 miles

A DESIRABLE BEAUTIFULLY PRESENTED DETACHED DWELLINGHOUSE SITUATED WITHIN THE VILLAGE OF BEESWING IN DUMFRIES & GALLOWAY

- A RELATIVELY NEWLY BUILT DETACHED DWELLINGHOUSE WITH AIR SOURCED HEATING
- FOUR BEDROOMS, ONE BEING A FANTASTIC MASTER SUITE ON THE FIRST FLOOR
- ENCLOSED GARDEN GROUNDS WITH VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- PRIVATE OFF-ROAD PARKING & DETACHED SINGLE GARAGE
- CENTRAL VILLAGE LOCATION
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



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

Touchstone is conveniently located within the Galloway village of Beeswing. The property occupies a generous plot and benefits from views to the rear across the surrounding countryside. This desirable, relatively newly built (2022) detached dwelling is of modern construction offering extremely well-presented & spacious, light filled accommodation over two floors. The property is fitted with Grant Aeron³ HPID 10R32' air source heat pump providing underfloor heating within the ground floor rooms and heats the radiators upstairs. The system also provides domestic hot water.

Touchstone benefits from private off-road parking via a gated tarmac driveway. The garden to the rear is fully enclosed backing on to farmland with an area of lawn, flowering borders and a plethora of new plants, now making this an established cottage style garden. A raised composite decking area is enclosed by chrome rails and glass panels making this the perfect place for enjoying alfresco dining and family and social entertaining. In addition, there is a delightful timber summerhouse, erected in August 2023, set to the rear boundary along with an Arbour set to the side.

Given the location of the cottage, a bounty of native wildlife can be enjoyed on a daily basis and located just over a mile from the property is Loch Arthur for those who enjoy wild swimming, or Kissock Forest for beautiful forest walks. The property is close to popular Loch Arthur Farm shop and café well known for its local and organic produce.

The village of Beeswing is approximately 7 miles from Dumfries situated on the tourist trail of Dalbeattie and the Solway Coast. Dalbeattie Forest is a short drive with world famous mountain biking trails, golfing and fishing offers outside activities as well as museums, bars/restaurants/hotels and shops. The nearest primary schools are Lochrutton, Kirkgunzeon, Shawhead and Cargenbridge, all of which are highly regarded, as are the nearest secondary schools, Dalbeattie High School & Dumfries Academy. The University of Southwest Scotland is located within the Crichton Campus in Dumfries.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie. The international airports of Glasgow and Prestwick are within easy commuting distance.

METHOD OF SALE

Touchstone is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Touchstone are sought **in excess of: £340,000.**

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

TOUCHSTONE

Touchstone is of modern construction set under a tiled roof providing accommodation over two floors, very briefly comprising:

- **Central Hallway**
A bright, spacious central hallway with stairs off to the first floor, built-in cupboards and understair storage cupboard.
- **Lounge**
A spacious family room with double aspect windows.
- **Kitchen / Dining**
The kitchen benefits from a modern range of floor and wall units with a built-in multi-functional electric oven, induction hob, slimline dishwasher and there are double aspect windows providing natural light.

The dining area is currently utilised as a cosy, bright sitting room where there are double aspect windows and patio doors leading to the raised composite decking area making this the perfect place for family and social entertaining.
- **Small Double Bedroom 1**
With a window to the front.
- **Double Bedroom 2**
With a window to the front and built-in wardrobes currently housing the hot water cylinder, data points, etc.
- **Shower Room**
With a walk-in shower, high rise WC & WHB, demist mirror.
- **Bedroom 3 (En-suite)**
With built-in wardrobes and a window to the rear. The en-suite has a shower, WHB and high rise WC, demist mirror.

FIRST FLOOR

- **Master Suite**
A spacious and bright master suite with Velux windows and a window set to the side. A study space has been created which could be a useful 'working from home' area. A door gives access to a dressing room with an automatic light. The generous en-suite with a shower, WC & WHB, demist mirror and heated towel rail.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Air Sourced	F	B 84

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, **Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/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 July 2024



