



# THE BIRCHES

Carrutherstown, Dumfries, DG1 4JX



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# THE BIRCHES

**Carrutherstown, Dumfries, DG1 4JX**

**Dumfries 8 miles, Annan 7 miles, Carlisle 26 Miles, M6 Junction at Gretna 14 miles**

## **A BRIGHT, SPACIOUS DETACHED THREE BEDROOM BUNGALOW WITH FAR REACHING OPEN VIEWS OVER THE SOLWAY FIRTH TOWARDS THE LAKE DISTRICT**

- EXTREMELY WELL-PRESENTED THREE BEDROOM FAMILY HOME
- GENEROUS PLOT WITH AMPLE OFF-ROAD PARKING
- MATURE LANDSCAPED GARDEN GROUNDS
- GROUND SOURCED HEATING SYSTEM ALONG WITH HEAT RECOVERY AND SOLAR PANELS
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

Chris Shannon  
Harper Robertson & Shannon  
100 High Street  
Annan  
DG12 6EH  
Tel: 01461 203418



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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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

The Birches is conveniently located about 8 miles southeast of the busy market town of Dumfries in Southwest Scotland. The dwelling occupies an elevated site with far reaching views over the Solway Firth towards the Lake District.

This wonderful family home was constructed around 2007 and offers spacious, light filled family accommodation over a single floor. The lounge is a welcoming generous living space with glazing to three sides enhancing the natural light and offering lovely views to the front of the property. In addition, a multi-fuel stove augments ground sourced heating and sets the scene for those cosy winter nights. In addition, there are roof mounted solar panels with battery storage which benefit from an RHI feed-in tariff and underfloor heating throughout the accommodation

The property is surrounded by its own generous landscaped garden grounds which are mainly laid to lawns with mature hedges, shrubs and specimen trees. A tarmac driveway provides ample off-road parking along with an attached single garage.

All services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Primary education is available within the village of Carrutherstown, which boasts a modern primary school. The village is a thriving small semi-rural community with the renowned Hetland Garden Centre and Hetland Hall Hotel within walking distance.

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 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.

## DIRECTIONS

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

*What3words: motivate.strumming.ponies*

## METHOD OF SALE

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

## GUIDE PRICE

Offers for The Birches are sought **in excess of: £375,000**

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

The Birches is of relatively modern construction set under a slated roof with the spacious accommodation set over a single floor. The property in more detail briefly comprises:

### GROUND FLOOR

- **Central Hallway**  
A welcoming bright and spacious central hallway accessed through a glazed UPVC door with glazed panels at either side. There are three built-in storage cupboards and a door off to the rear door porch which has glazing to three sides with a UPVC door and decorative stained-glass glazing.
- **Lounge**  
A wonderful family room with a large picture window to the front, two to the sides and one to the rear. There is a multi-fuel stove set in a feature fireplace, perfect for cosy winter nights.
- **Kitchen**  
With a generous range of base and wall units, with the base units having polished granite worktops with a breakfast bar off. In addition, there is a built-in double electric oven, induction hob and integrated dishwasher. A window is to the front affording lovely views.



- **Utility Room**  
With floor and base units, utility cupboard and plumber for white goods, a part glazed UPVC door gives access to outside and a cloakroom off.
- **Double Bedroom 1**  
With built-in cupboards and a window to the rear.
- **Family Bathroom**  
With a bath, enclosed shower cubicle, WC & WHB.
- **Double Bedroom 2**  
With built-in cupboards and a window to the rear.
- **Double Bedroom 3 (Ensuite)**  
With windows to the front, built-in cupboards and the ensuite benefits from a corner shower cubicle, WC, WHB and a window to the front.



- **Attached Single Garage**  
Accessed externally and houses the solar panel equipment.

#### SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Biodisc Septic Tank	Mains	Ground Sourced / Heat Recovery / Multi-Fuel Stove	E	

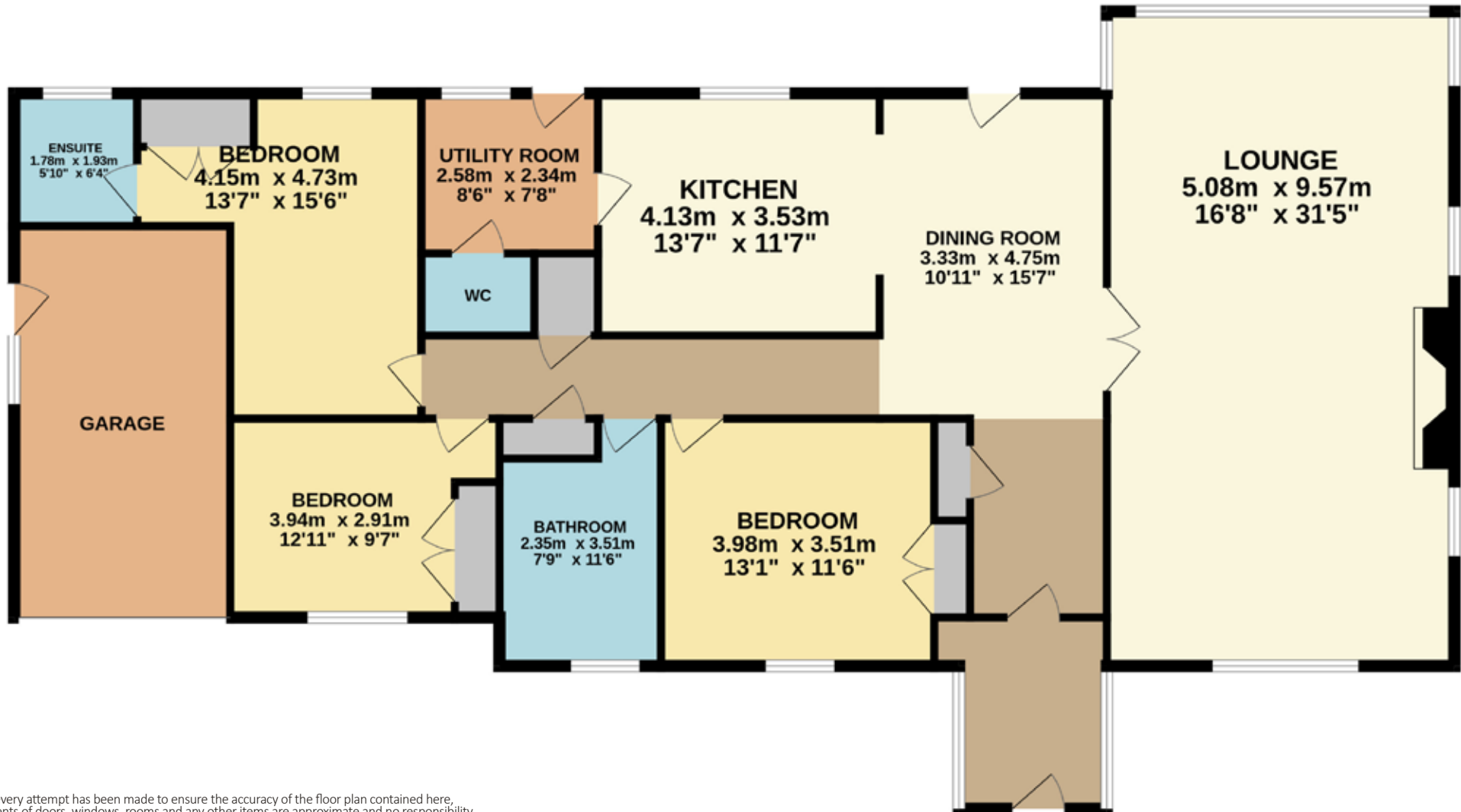
**Additional Information:** The Birches also benefits from roof mounted solar panels which are on an RHI feed-in tariff.

#### GARDEN GROUNDS

The Birches benefits from generous enclosed rear garden grounds. The garden grounds have been tastefully landscaped, containing mainly lawned areas, mature shrubs and specimen trees, along with raised beds. The property is approached by its own private driveway where there is ample parking available.

# Floor Plan

## GROUND 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.





#### **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, **Chris Shannon, Harper Robertson & Shannon**, for a definitive list of burdens subject to which the property is sold.

#### **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 September 2024***



# Sale Plan



FOR IDENTIFICATION ONLY

