



Hillview, Torthorwald, Dumfries, DG1 3QB

Offers Over £320,000



## Hillview, Torthorwald, Dumfries, DG1 3QB

- Spacious and versatile four bedroom detached bungalow
- Living room with log burner and dual aspect views of countryside
- Second reception room or office/study
- Open plan kitchen/utility with scope to modernise
- Oil central heating
- Sandstone patio and grass lawn to the rear of the property
- Off-road parking available
- Detached single garage
- Lovely views of the countryside

Four bedroom detached bungalow with incredible views of the countryside situated on the edge of the village of Torthorwald.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



C&D Rural are proud to offer this unique opportunity to acquire a spacious and versatile four bedroom detached bungalow with beautiful views of the countryside. Situated just on the outskirts of the historic village of Torthorwald, Hillview does require some modernisation but has amazing potential to become a loving, rural family home.

The accommodation briefly comprises a kitchen, utility, two reception rooms, four bedrooms and family bathroom. Externally, there is ample off-road parking, a single detached garage, sandstone patio and two separate lawns.

### **The Accommodation**

The uPVC front door welcomes a bright and spacious hallway with doors leading to each room within the property. At the end of the hallway is a large storage cupboard and loft hatch with ladders to access the boarded attic. The property can also be accessed from the rear, stepping into a utility room where there is plumbing available for white goods, a pantry and cloak cupboard and the location of the boiler and electric meter. Adjacent to the utility is the kitchen which is slightly dated but has fantastic potential given it's size and layout. The kitchen is currently fitted with wall and floor units complete with a Bellingham Range and integrated stainless steel sink which overlooks the garden and countryside. The Bellingham range may be available to purchase by separate negotiation with the tenants.



There are two reception rooms, one of which is currently being used as an office but would make a lovely snug room and the main living room which benefits from a fantastic dual aspect of the surrounding land and views of Dumfries. A woodburning stove has been installed and there is scope to install a second woodburning stove in the second reception room.

There are four generous sized bedrooms with one of the rooms benefitting from built-in wardrobes and a family bathroom with tiled walls and vinyl flooring, complete with bath with electric shower over and shower screen, wall mounted towel rail, wash hand basin and WC.

Externally, the property render and cast iron gutters have all been recently painted. At the side of the property is a brick paved driveway for off-road parking and single detached garage with power supply. A sandstone patio at the rear of the property provides a lovely spot for outdoor dining whilst enjoying the beautiful views that Dumfries and Galloway has to offer. The bungalow is bordered by a stone dyke and there are two separate lawns laid with grass. At the front of the property is additional parking available. The property is accessed via a shared access from the A709 which is shared by a neighbouring property.



## Situation

Torthorwald has its own historical heritage in the form of both the fourteenth century Torthorwald Castle ruin and the fully restored 19th century Cruck Cottage. Local bus services run between Dumfries and Lockerbie. The nearest primary schools are Heathhall and Collin and the nearest secondary schools are Dumfries High School and St Joseph's College. There are also close transport links, including Dumfries train station which provides services to Carlisle and Glasgow. Major bus links can be accessed in Dumfries from the Loreburn Centre, the Whitesands or Burns Statue. The M6 and M74 networks are accessible at Moffat, Gretna and Lockerbie. Dumfries town centre offers several major supermarkets, popular high street shops, a shopping centre, schooling, a university campus, a range of bistros and medical facilities. The region is renowned for its outdoor pursuits, beaches, leisure facilities, social events, festivals and history.

## What 3 Words

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## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** E

**Broadband:** Fibre broadband is assumed to be available and there is good mobile coverage available.

**Services:** Hillview is serviced by mains water supply, mains electricity, private septic tank and oil fired central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.



**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F .

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



















GROSS INTERNAL AREA  
 FLOOR 1: 1930 sq ft, 74.2 m<sup>2</sup>  
 EXCLUDED AREAS; PATIO: 159 sq ft, 14.81 m<sup>2</sup>, GARAGE: 260 sq ft, 24.18 m<sup>2</sup>, DRIVEWAY: 826 sq ft, 76.75 m<sup>2</sup>  
 TOTAL: 1930 sq ft, 179.35 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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