



3 Cairn Court  
Keir Mill | Thornhill | Dumfries & Galloway | DG3 4DB

## 3 CAIRN COURT

*3 Cairn Court enjoys a prime position on the edge of the village of Keir Mill, just a short distance from Penpont and Thornhill. It offers bright and spacious accommodation, ample parking, garaging and a well-established, professionally designed garden.*



## KEY FEATURES

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- Superb modern, detached family home in edge of village setting
- High quality fixtures and fittings
- Beautiful garden, designed by Chelsea Flower Show medal winner
- Far reaching views across countryside to surrounding hills
- Double garage and tarmac driveway
- 4/5 bedrooms (2 ensuite)
- Within easy reach of Thornhill, local amenities, road and rail networks

3 Cairn Court enjoys a prime position on the edge of the village of Keir Mill, just a short distance from Penpont and Thornhill. It offers bright and spacious accommodation, ample parking, garaging and a well-established, professionally designed garden.

The property was originally built in 2014 and is in immaculate condition throughout. There is underfloor heating to the ground floor and to the bathrooms on the first floor, and fibre broadband is connected.

3 Cairn Court sits in a generous plot at the head of a small cul-de-sac and boasts lovely views to the surrounding countryside from all rooms.



# ACCOMMODATION

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The front door opens into the vestibule, which in turn opens out into the hall and open plan sitting room. The hall offers carpeted stairs with oak banister and understair cupboard.

The sitting room is generous in size and boasts a dual aspect, with French doors to the rear that open directly out to the limestone paved patio and garden. Attractive engineered oak flooring runs throughout the ground floor, and there is an impressive wood burning stove in the sitting room, set on a slate hearth under an oak mantel.

Adjacent to the sitting room is a cosy snug / play room, with window to the rear overlooking the garden. There is a modern shower room located opposite, so this reception room could easily be utilised as a ground floor bedroom if required, given its ease of access to the shower room.

The kitchen/dining/family room is the real heart of the home. It is filled with natural light from windows on all four elevations, also giving lovely views to the side and rear, and there is ample room for dining furniture and more. The kitchen area is fitted with an excellent range of shaker style units under complementary worksurfaces, and there is an integrated dishwasher and wine fridge. N.B the freestanding island unit and the Rangemaster electric cooker will remain and are included in the sale.



Adjacent to the kitchen is a useful utility room, fitted with a good range of modern units, a sink and with plumbing for white goods. A part glazed door leads from here out to the garden.

Upstairs, the landing houses an airing cupboard and offers a hatch to the attic. There are four double bedrooms (two ensuite) and a family bathroom on the first floor.

The principal bedroom suite is a lovely, bright and spacious bedroom, boasting a dual aspect and French doors that open to a Juliet balcony, with far reaching countryside views. There are excellent built-in wardrobes and a useful dressing room next door (presently used as a study). The dressing room leads through to a superb ensuite bathroom, comprising deep, free-standing bath with handheld shower attachment, a separate and generous shower cubicle, WC and twin wash hand basins set into vanity units. There are two heated towel rails, an LED lit mirror, tiled floor and the velux windows offer ample natural light.

The second bedroom has a window to the front elevation, built-in wardrobe and a modern ensuite shower room. The remaining double bedrooms offer lovely views to the rear and built-in storage. The family bathroom comprises a deep bathtub, separate shower cubicle, WC and wash hand basin set into a vanity unit.

























# OUTSIDE

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The property is approached via a short section of shared drive from the main road (shared with two others), before you enter the private gated driveway belonging to No. 3.

The tarmac driveway offers parking for several vehicles and there are two garage doors which open up into a spacious double garage. The garage is heated and insulated, with a Belfast sink providing hot and cold water and external power sockets.

The established grounds fully enclosed and are a gardeners' paradise. The present owners are keen gardeners, and have created a fabulous space, with many areas to sit and enjoy the peaceful surroundings. They also enlisted the help of garden designer Duncan Hall, who won two medals at Chelsea Flower Show in 2025.

The principal area of garden is located to the rear of the house. It is laid to patios, lawn and gravel paths, with herbaceous borders, mature shrubs, varieties of roses, silver birch trees, raised fruit and vegetable beds and even an asparagus bed. It is an absolute delight.

To the sides of the property are a shed and storage areas and to the side and front of the house are a variety of apple and morello cherry trees, and damson, fruit beds and gravel pathways, and a charming treehouse/play area.

# LOCAL AREA

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Keir Mill is a small village located a short distance from Penpont and Thornhill. There is a range of local amenities in the nearby village of Penpont, including a village shop and primary school, with more extensive shopping and schooling in both Thornhill and Dumfries.

Thornhill is located in a scenic part of rural Dumfries and Galloway, steeped in history with quiet country lanes and heritage trails. Thornhill itself is vibrant and bustling with a multitude of local amenities, independent retail outlets such as, Thomas Tosh Café and art gallery, library, reputable schooling, sporting facilities (including golf course, Bowling Green, tennis and squash courts).

Nearby Dumfries offers a wide choice of schooling, with the Crichton University Campus offering a wide variety of further choices. The railway station is a short distance away and both Glasgow and Edinburgh are easily accessible by car.

Drumlanrig Castle & Gardens is only 4 miles away from Thornhill and has a number of pleasant woodland walks (suitable for dog walkers) and shop/café/adventure playground. The River Nith and surrounding area is renowned for salmon and trout fishing.

Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks from the doorstep, sailing, cycling and for the golfer there are many excellent courses nearby.





**Services:**

Mains electricity, oil fired central heating and wood burning stove. Mains drainage. Fibre broadband supplied by PlusNet. Double glazed throughout. Underfloor zoned heating to the ground floor and radiators on the first floor, with heated towel rails and electric underfloor heating to the bathrooms.

Local Authority: Dumfries & Galloway Council. Council Tax Band: F  
EPC: C

**Viewings**

Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to [scotland@fineandcountry.com](mailto:scotland@fineandcountry.com)

Matters of Title: The property is sold subject to all existing easements, 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 matters.

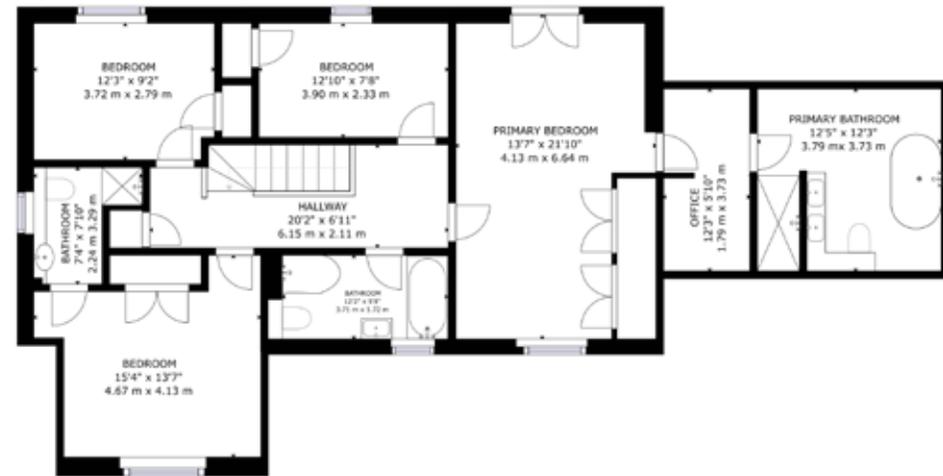
Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of formal acceptance of your offer, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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



GROUND FLOOR AREA  
 FLOOR 1: 1282 sq ft, 118.48 sq m; FLOOR 2: 1226 sq ft, 113.42 sq m  
 EXCLUDED GARAGE DIMS & DIMS  
 TOTAL: 2508 sq ft, 231.90 sq m  
 DIMS AND CONTROLS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2  
 GROUND FLOOR AREA  
 FLOOR 1: 1282 sq ft, 118.48 sq m; FLOOR 2: 1226 sq ft, 113.42 sq m  
 TOTAL: 2508 sq ft, 231.90 sq m  
 DIMS AND CONTROLS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.10.2025





# FINE & COUNTRY

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THE FINE & COUNTRY  
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