No. 5 HAYFIELD
Auldgirth, Dumfries, Dumfries & Galloway, DG2 0XG
Dumfries 9 miles, Thornhill 6.5 miles, Edinburgh 70 miles, Glasgow 67 miles, Carlisle 41 miles

A CHARMING TRADITIONAL STONE BUILT COTTAGE SITUATED IN THE HEART OF AULDGIRTH VILLAGE IN DUMFRIES & GALLOWAY

- CHARMING SYMPATHETICALLY MODERNISED TWO BEDROOM COTTAGE
- ENCLOSED REAR GARDEN GROUNDS
- SCENIC VILLAGE LOCATION
- WITHIN EASY COMMUTING DISTANCE TO MAJOR TOWNS

FOR SALE PRIVATELY

VENDORS SOLICITORS
Mrs Karen Baird
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The Old Exchange
Castle Douglas
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SOLE SELLING AGENTS
Threave Rural
The Rockcliffe Suite
The Old Exchange
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DG7 1TJ
Tel: 01556 453 453
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Web: www.threaverural.co.uk
INTRODUCTION
No’5 Hayfield is situated in the quiet village of Auldgirth in Dumfries & Galloway. The property benefits from countryside views and has been sympathetically modernised to include new double glazing, underfloor heating in the bedrooms and stable doors to the front and rear of the property. The dwelling also benefits from its own private garden grounds and off-road parking to the front.

Auldgirth Village has a shop, village hall and the Auldgirth Inn, which is currently undergoing major refurbishment and on completion will offer restaurant facilities, hotel accommodation and public bar, the hotel is only a short walk from No’ 5 Hayfield.

Primary schooling is available in the Village of Dunscore, some 4 miles distant, with both primary & secondary schooling available at the highly regarded Wallace Hall Primary & Wallace Hall Academy in Thornhill, about 6.5 miles from the property.

Thornhill and its immediate surroundings boast an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage and petrol station, dentist, podiatrist, community hospital, and health centre.

A further range of professional and retail services are available in the busy market town of Dumfries some 9 miles distant, which boast three retail parks, an ice rink, a modern sports centre, a University Campus and is within easy reach of the new hospital, which is due to be completed, early 2018.

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.

Communications to the area are good with the property lying in close proximity to the main road networks, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour’s drive via the A75 and the international airports of Prestwick and Glasgow within about an hour’s drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

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 exist 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
From the Dumfries take the A76 signposted Kilmarnock and follow the road for about 9 miles then turn left into the Village of Auldgirth. Turn into the carpark at Auldgirth Inn and follow the minor road on the left and No’ 5 Hayfield is the last property on the right hand side, 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 No’5 Hayfield are sought in excess of: £105,000

VIEWING
By appointment with the sole selling agents:
Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

PARTICULARS OF SALE
No’5 Hayfield is a traditional stone built Dumfriesshire property under a slated roof. This end terraced cottage benefits from large rear garden grounds with lovely countryside views. The property is a charming cottage, which the current owners have sympathetically modernised to incorporate all facilities for modern day family living, yet retaining the character of the property.

The dwelling briefly comprises:
• Front Door Porch
  With modern UPVC stable door.

• Kitchen (4.52m x 3m)
  Fitted floor and wall units, built-in larder, plumbed for automatic washing machine, windows to front and rear, modern UPVC stable door to garden grounds.

• Family Bathroom (2.37m x 1.55m)
  WC, WHB, bath with Mira Sport shower over, frosted window to the front.

• Double Bedroom 1 (3.36m (max) x 3.06m)
  With window to the rear and underfloor heating.

• Living Room (4.2m x 4.27m)
  Window to front & rear, large wood burning stove set in feature fireplace.

• Double Bedroom 2 (4.23m x 3.56m)
  Window to front & rear, built-in cupboards & underfloor heating.
OUTSIDE
Large garden grounds to the rear of the dwelling, which are mainly laid down to lawned areas with views over open countryside. There is off-road parking to the front of the property.

SERVICES
• Mains water
• Mains electricity
• Modern efficient electric convection wall mounted radiators
• Wood burning stove
• Underfloor heating in the bedrooms
• Double glazed throughout
• The telephone has been installed subject to the normal BT regulations

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, Mrs Karen Baird for a definitive list of burdens subject to which the property is sold.
COUNCIL TAX
Band B.

HOME REPORT
A Home Report can be downloaded via: www.packdetails.com using the reference: HP514034 along with the postcode: DG2 0XG. Alternatively, you can download the report direct 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.

ENTRY & VACANT POSSESSION
At a date to be mutually agreed.

OFFERS (Closing Date)
Offers must be submitted in proper Scottish legal terms to Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ. 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 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.

DEPOSIT
A 10% deposit of the purchase price will be payable to the vendor’s solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment form the date of entry until paid.

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 Property Misdescriptions Act 1991 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 2017