

Galbraith



BURNBRAE

CROCKETFORD, DUMFRIES



BURNBRAE, CROCKETFORD, DUMFRIES

A charming rural farmhouse sitting within attractive private garden grounds.

Castle Douglas 7.5 miles ■ Dumfries 10 miles ■ Carlisle 44 miles

Offers Over £475,000

- 3 reception rooms. 4 bedrooms
- Beautiful family home
- Garage, Workshop & Store
- Countryside outlook
- Pond

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

Burnbrae sits in peaceful countryside on the edge of the small hamlet of Milton, above the village of Crocketford. Within 10 miles of both the market town of Castle Douglas, and the regional capital Dumfries. Nearby Crocketford has a village shop and a small hotel. Castle Douglas is a popular shopping destination boasting many individual shops and businesses as well as being designated Dumfries & Galloway's Food Town. Primary and secondary schooling is available here, as well as a livestock market, supermarkets, a health centre, and small hospital. Closer Primary schools at both Springholm and Hardgate. Dumfries has a broad range of services and amenities including large supermarkets, retail parks, high street shops, a major hospital and the Crichton Campus, which is home to the regional campuses of Glasgow University and the University of the West of Scotland. The region is well known for its outdoor sporting pursuits with excellent fishing on lochs, rivers and sea, as well as good hillwalking routes, mountain bike trails and equestrian facilities. There are mainline railway stations in Dumfries and Lockerbie, whilst the M74 motorway can be reached at Gretna, Lockerbie and Moffat. The airports at Glasgow and Edinburgh can be reached in around 2 hours.

DESCRIPTION

The charming Burnbrae occupies a generous, yet private site near to the small rural settlement of Milton. The property presents beautifully throughout offering spacious accommodation across two floors with a fine balance of reception/entertaining space together with 4 bedrooms, two of which are en suite. The property is centrally heated by an oil boiler with additional wood burning stove in the kitchen/dining area. The sash and case style wooden windows complement the farmhouse appearance perfectly. The main entrance opens to the central staircase hallway with access to the dining room, which extends to the large country style kitchen at the heart, complemented by a central wood burning stove. Double doors open from the kitchen to the attractive garden room, enjoying beautiful garden views and beyond with a southerly aspect, connecting seamlessly to the raised garden patio. The kitchen, flooded with natural light, has a range of fitted floor and wall units together with a central island. Adjacent lies the utility/boot room, housing the oil boiler, fitted floor units and sink with larder cupboard storage. The living room provides a relaxing space to unwind with open fire and double window to the front overlooking the garden. Beyond the living room are storage cupboards and a W.C./cloakroom leading to a bedroom with shower en suite, a spacious bright room with multiple aspects, its current layout offers an area for home working.

The first floor offers a modern fitted shower room and a further three bedrooms comprising a spacious master suite with fitted wardrobes and en suite bath with far reaching countryside views, a further front facing room and the smallest of the bedrooms to the rear. The attic, accessed from a Ramsay ladder off the first floor landing offers appealing space that offers potential to develop to provide further space (subject to relevant consents). The grounds extend to just over one acre and are a fine combination of lawn, mature shrubs, parking space, pond and amenity woodland, all beautifully presented. The garage, workshop and store provide excellent outbuildings, which could be adapted to suit the specific needs of the buyer.

Burnbrae offers a delightful Galloway Farmhouse in a peaceful rural location offering so many desirable attributes in a highly sought after rural location.

ACCOMMODATION

Ground Floor:

Entrance Hallway. Living Room. Dining Room. Garden Room. Kitchen. Utility/Boot Room. W.C. Bedroom with En Suite Shower.

First Floor:

Shower Room. Two Bedrooms. Master Bedroom with en suite bathroom.

Attic storage space

OUTBUILDINGS

Garage (7.5m x 3.3m)

Double wooden doors to front with electric.

Workshop (7.1m x 5m)

Single stable door with electric. Car Port to front. Opening to:

Store (3.7m x 5.5m)

Door opening to access road out with the boundary.

Shed - Houses oil tank.

GARDEN

Accessed via a wooden gate and leading to the rear of the property an extensive parking area, suitable for a number of vehicles and access to the garage & workshop. The grounds have been well maintained by the current owners and offers a variety of enjoyment, be it lawn, a range of mature shrubs or woodland to care for. A beautiful patio area, accessed directly from the garden room is ideal for outdoor entertaining, and a pond provides a real haven for a variety of wildlife. A secondary entrance, with wooden gate sits at the bottom of the garden and could be utilised, should the purchaser require.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septici Tank	Freehold	Oil Central Heating	Band F	E 50	FTTP (Fibre to the premises)	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

DG2 8QR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: Approach.Multiples.Vines

SOLICITORS

Hall Baird Solicitors
Old Exchange
Castle Douglas

LOCAL AUTHORITY

Dumfries & Galloway



FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

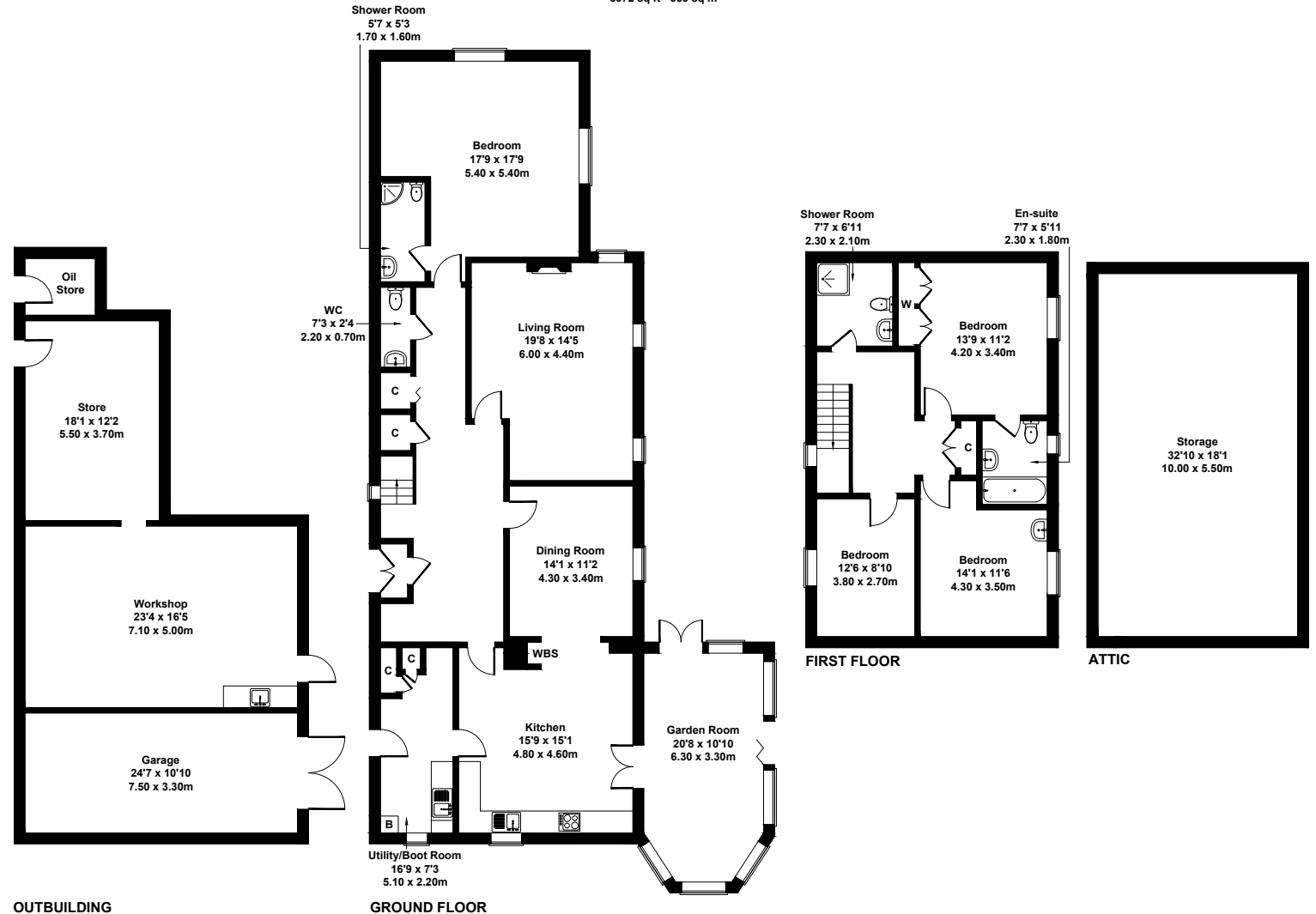
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024

Burnbrae Farmhouse. Milton

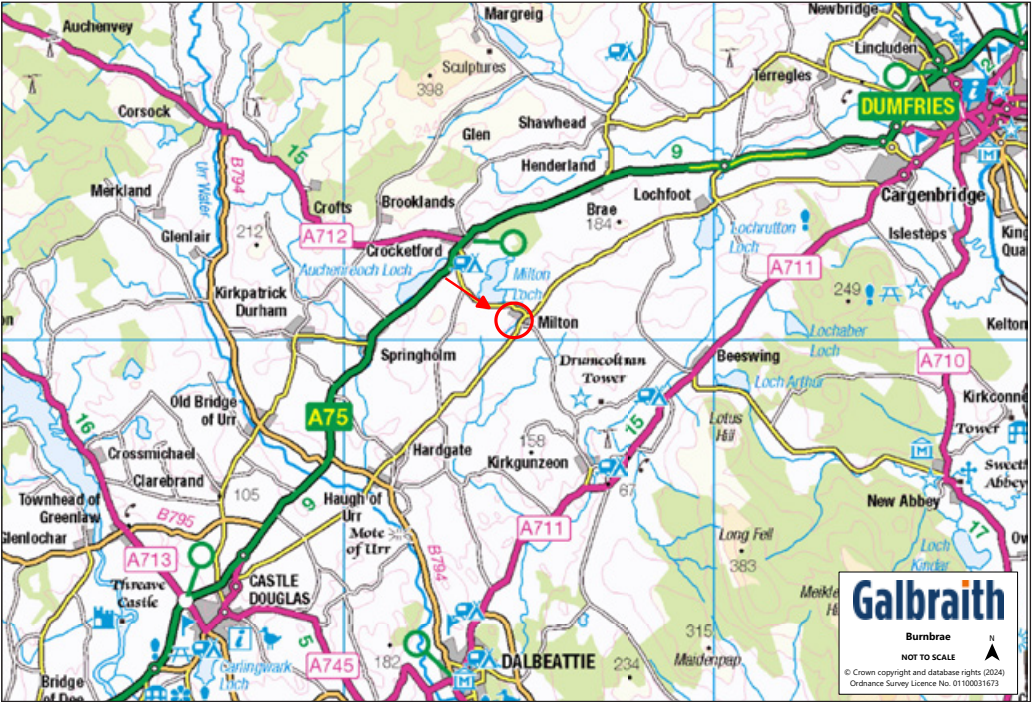
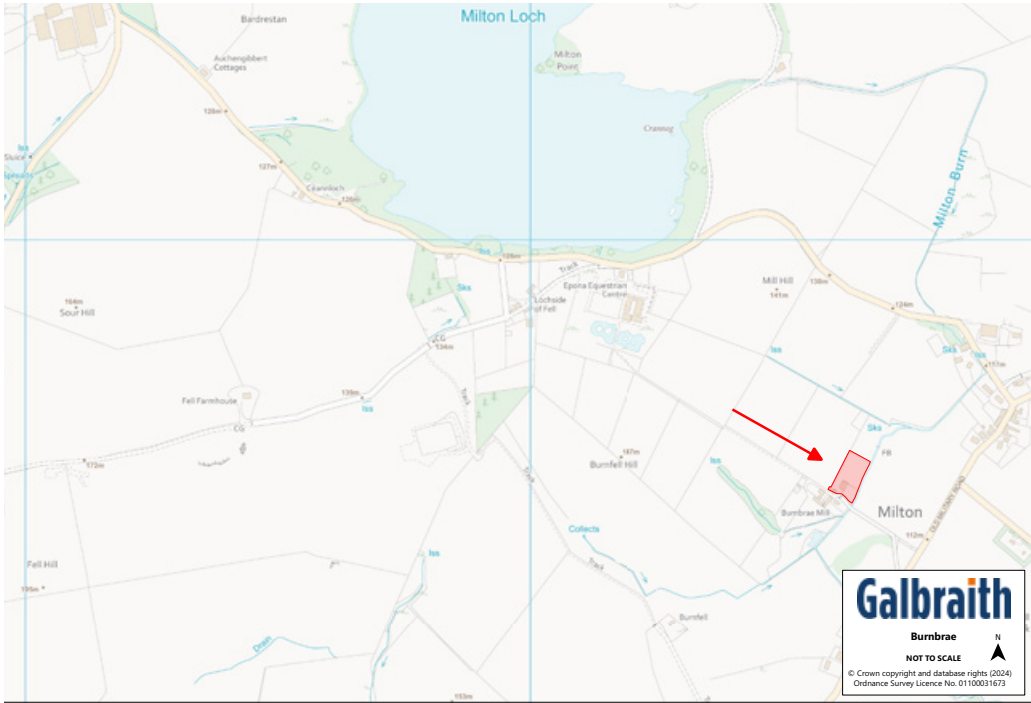
Approximate Gross Internal Area
3972 sq ft - 369 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024







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