



Galbraith

HOUSTONS PIECE
DUNSCORE, DUMFRIES



HOUSTONS PIECE, DUNSCORE, DUMFRIES

A stylish detached villa in a lovely village setting.

Dumfries 9.7 miles ■ Carlisle 42.5 miles ■ Glasgow 72 miles

Offers Over £390,000

- 2 reception rooms. 4 bedrooms
- Master suite over 2 floors
- Large integral garage/workshop
- Mature garden
- In the heart of a very community-minded village

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket



SITUATION

Houstons Piece is situated in the very heart of the village, within a short walk of the primary school and health centre. Dunscore is a thriving community and in addition to the school and health centre, has a community hall, Post Office service (part time in the community hall), a community run pub, thriving pre-school centre and church. The village enjoys a vibrant community with numerous groups and clubs ranging from amateur dramatics and a French twinning association to bird watching and an eco group. The village is situated in the middle of a network of quiet cycling routes. There is a community website available which gives more detail on all activities and facilities. A broader range of shops, schools and services are available in Thornhill, where there are a number of individual local businesses as well as the renowned Wallace Hall Academy secondary school, or the regional capital of Dumfries, including a leisure complex, cinema, restaurants, hotels, a large regional hospital with a broad range of out-patient clinics, and the Crichton Campus, home to the local campuses of both Glasgow University and the University of the West of Scotland.

The area is renowned for its diverse range of outdoor pursuits and activities. There is excellent fishing available on the region's numerous rivers and lochs, as well as good sea fishing off the coast. Shooting is available on various estates. Equestrian pursuits are well catered for with many stables offering both livery and schooling, as well as a number of Pony Clubs holding gymkhanas and events throughout the year. For golfers, there are several excellent courses available nearby, including the championship course at Southernness. Mountain bike enthusiasts are well catered for by the region's Seven Stanes forests, the nearest of which is Ae Forest. Hill walking and hiking is available all over the area on numerous paths and hills. Birdwatchers can be entertained endlessly at the nature reserves at Mersehead and Caerlaverock run by the Wildfowl & Wetlands Trust, where, amongst other species, Ospreys can be seen.

Communications to the area are good. The M74 is around 45 minutes' drive away, giving easy access to the central belt of Scotland to the north, and the M6 leading to the south. There are both domestic and international flights available from Prestwick, Glasgow and Edinburgh airports, all reachable in under two hours.

DESCRIPTION

Houstons Piece is a charming detached one and a half storey house which was designed and built by an architect as his own home. The generous accommodation includes a large multi-aspect sitting room, a well-appointed dining kitchen, and a dining room for more formal occasions. The master bedroom unusually set over two floors with a generous dressing room and en suite bathroom accessed via recessed staircase. Three additional bedrooms and a bathroom complete the accommodation on the first floor.

The living accommodation is supported by spacious utility room, which leads to a double garage/workshop which houses the boiler and some further fitted cupboards.

Houstons Piece is an ideal property for a growing family, or a spacious home for a couple with ample space for entertaining family and friends in a wonderful village with stunning rural surrounds.

ACCOMMODATION

Ground Floor: Entrance Porch. Hallway. Sitting Room. Dining Room. Kitchen. Utility Room. WC. Master Bedroom.

First Floor: Master Dressing Room and Ensuite Bathroom accessed by stairs from Master Bedroom. Three Bedrooms and Bathroom accessed from the main staircase.

GARDEN

The site is approximately one third of an acre in total, which forms an established garden wrapping around the house. A tarmac driveway leads to a large parking area to one side, adjacent to the garage with ample parking for a number of vehicles. The garden is laid mainly to lawn with herbaceous borders as well as mature trees, shrubs and hedging. A wheelchair friendly access leads to the front door. A small patio is formed to the far side of the house leading from the flagstone path which follows around the building to the rear.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|----------|----------|---------|-------------|-----|-----------|--------|
| Mains | Mains | Mains | Freehold | Oil | Band G | D68 | FTTC | YES |

FLOOD RISK

There is no specific risk of flooding to the property.

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



DIRECTIONS

From the A76 north of Dumfries at Holywood, take the left turn signed for Dunscore/Moniaive onto the B729. Follow this road all the way passing through the hamlet of Throughgate just before reaching Dunscore. In Dunscore you will pass the Health Centre on the right, and the primary school on the left. Houstons Piece is shortly after this on the right hand side just before the mini-roundabout.

POST CODE

DG2 0UJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: thumb.identify.watch

SOLICITORS

Grieve Grierson Moodie & Walker,
14 Castle Street
Dumfries
DG1 1DR

LOCAL AUTHORITY

Dumfries & Galloway Council

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.

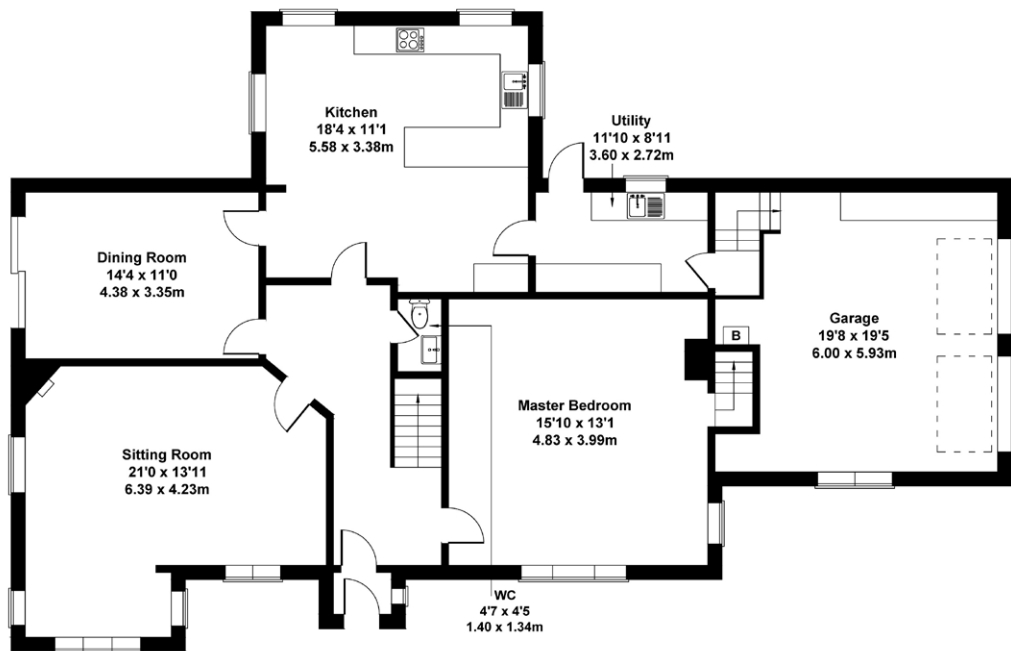
IMPORTANT NOTES

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 August 2024.



Houstons Piece, Dunsore, Dumfries, DG2 0UJ

Approximate Gross Internal Area
3261 sq ft - 303 sq m



GROUND FLOOR

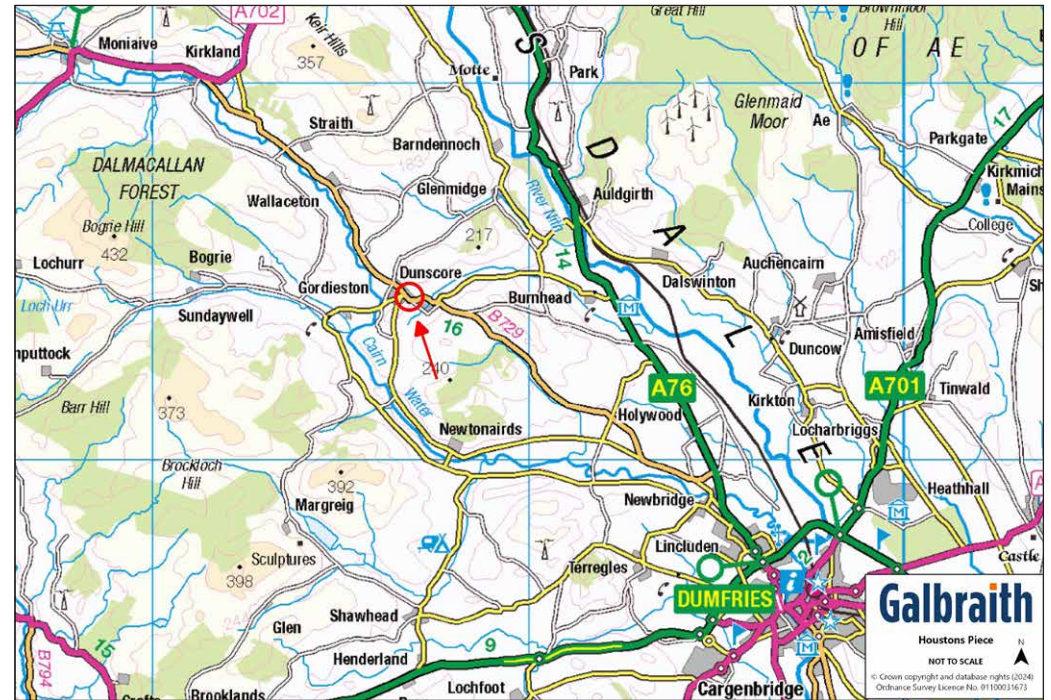
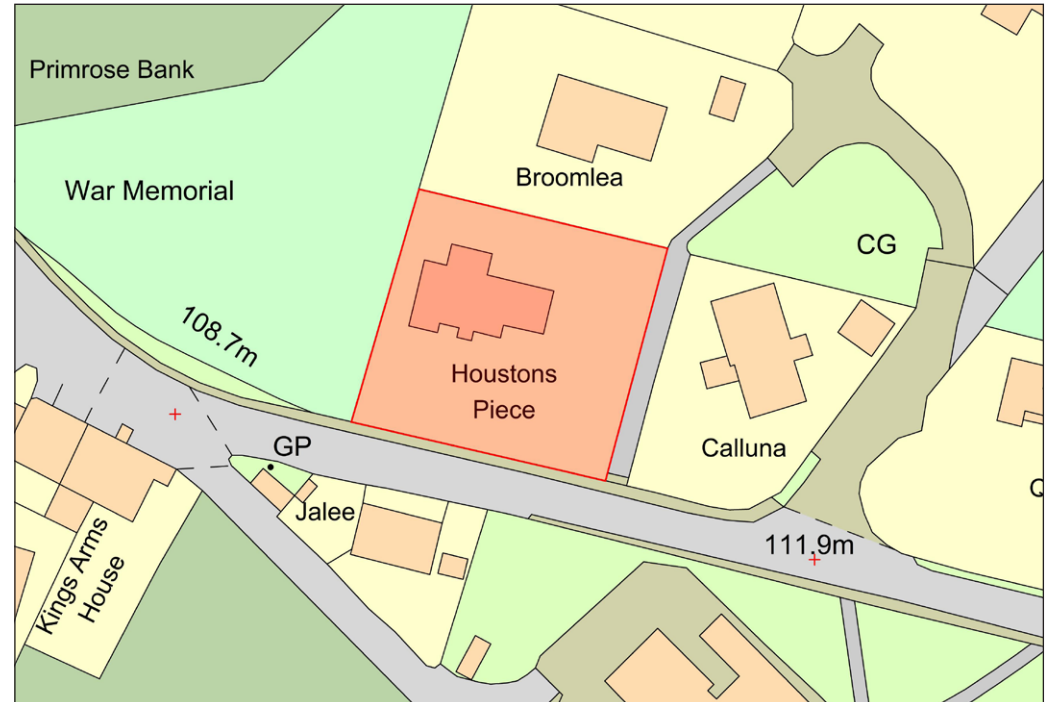


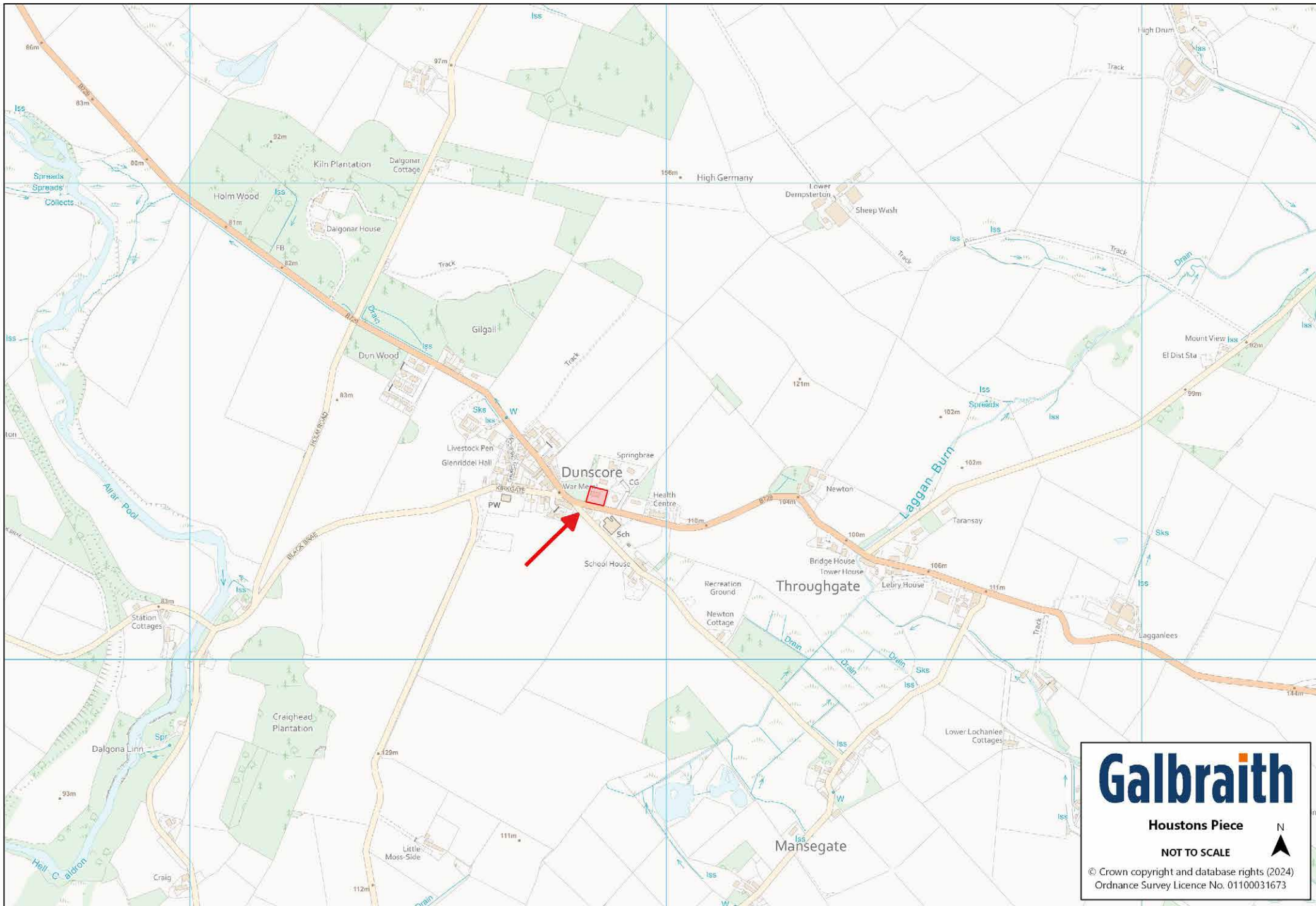
FIRST FLOOR

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





Galbraith

Houstons Piece

NOT TO SCALE



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HEALTH CENTRE

PRIMARY SCHOOL

Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE