

Galbraith

JENNYGILL
CRAIGS ROAD, DUMFRIES





JENNYGILL, CRAIGS ROAD, DUMFRIES

An attractive five bedroom home with additional cottage set in about 1.3 acres.

Dumfries 3.8 miles ■ Carlisle 33 miles ■ Glasgow 80 miles

Acreage 1.3 acres (0.5 hectares)

Offers Over £655,000

- **House** - 3 reception rooms. 5 bedrooms.
- **2 bedroom detached cottage** – 2 reception rooms. 2 bedrooms.
- Stunning countryside vista, views towards Lake District
- Solar Panels/Micro Turbine
- Outbuildings
- Gardens/small paddock with poly tunnels



Galbraith

Castle Douglas
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 **OnTheMarket**



SITUATION

Jennygill is situated in a highly attractive rural location on the South Eastern aspect of Dumfries, just a short distance from Dumfries town centre. Jennygill provides all the benefits of rural living, yet with the added benefit of the town just a short distance away. Within easy reach of the A75 and the Dumfries bypass, links are provided to both east and west of the region. Additionally, excellent communication links North and South on the M74 motorway from Lockerbie & Moffat 15 miles and 25 miles respectively. Dumfries and Lockerbie railway provide connections North and South. Dumfries, the principal town in the area, provides a wide range of schools, shops, retail outlets, and many other services including newly sited Dumfries and Galloway Royal Infirmary. Jennygill is conveniently located for Mountainhall Treatment Centre and the University Campus, both within 2.5 miles. The elevated site of the property allows for far reaching uninterrupted countryside views. Lake District and the Solway estuary can be seen on a clear day. Caerlaverock wetland trust is approximately 6 miles from Jennygill where thousands of barnacle geese descend each year.

DESCRIPTION

Jennygill offers a rarely available property with adjoining cottage in a highly desirable edge of town location just 3.8 miles from Dumfries. The elevated site affords stunning far-reaching views of the surrounding countryside. The property, constructed in 2002 offers spacious accommodation predominantly over one level, with an additional 2 bedrooms and bathroom to the first floor. Offering a fine balance of reception space and bedroom accommodation. In addition, the Kitchen with ample space for more informal dining creates a sociable space supported by large utility room housing the boiler for the oil fired central heating. The property further benefits from photovoltaic and thermal solar panels, contributing to power supply at Jennygill and the surplus fed back to the grid. Further, within the grounds sits a 9.5kw micro turbine which again provides monthly contributions from the power provided

to the grid, all contributing to a favourable efficiency rating for Jennygill. The large bright multi aspect living room to the front of the home offers impressive far-reaching views with a feature fireplace housing a multi-fuel stove.

The cottage offers additional 2 bedroom detached accommodation lending perfectly to multi-generational living on the one site or providing additional income by way of letting the property out commercially. It would be possible to make the cottage more private from the main house by utilising the secondary access and fully enclosing an already loosely defined area. Beautifully finished throughout and offering oil fired underfloor heating and double glazing. Double doors, from the dining room, open to a patio area to the front, where the far-reaching views can again be enjoyed.

The area in all offers about 1.3 acres and further enhances the huge appeal of Jennygill as a lifestyle opportunity, offering great flexibility to the buyer as to how to utilise not only the accommodation space to fit their needs but also the abundance of external space.

ACCOMMODATION

House:

Ground Floor: Entrance Vestibule. Study. Bathroom. Living Room. Dining Room. Utility. Sun Room. Kitchen/Breakfast Room. Three bedrooms.

First Floor: Bedroom. Shower Room. Bedroom.

Cottage:

Kitchen. Shower Room. Dining Room. Bedroom. Living Room. Bedroom.

GARDEN (AND GROUNDS)

To the front of the property a large parking area with central turning circle allows for parking & ease of manoeuvre for a number of vehicles. Providing vehicular access to the main house, garage/tool shed, cottage and to the rear of the property and paddock beyond if required. The grounds are predominantly laid to grass, with some mature planting of shrubs and trees softening the landscaping of the grounds. The 1.3 acres in all offers huge potential for the space to be further utilised by the new owner to adapt the outside space to suit their specific needs. The impressive patio to the rear wraps around three sides of the property and provides excellent entertaining space for family and friends. With various vantage points to enjoy the countryside views to the side and front of Jennygill. The polytunnels to the rear provide great opportunity to 'grow your own'. Beyond the tunnels a small paddock area could be easily enclosed to provide sufficient space for grazing for a small pony or sheep.

Garage (5.5m x 4.8m) - Concrete block and red sandstone construction. Power & electric. Roller door.

Large Tool Shed (5.1m X 4.8m) - Built in original red sandstone with slate roof. Double doors, window to front. Power sockets

Small tool shed - Built in concrete block. To the rear of the property adjacent to the greenhouse.

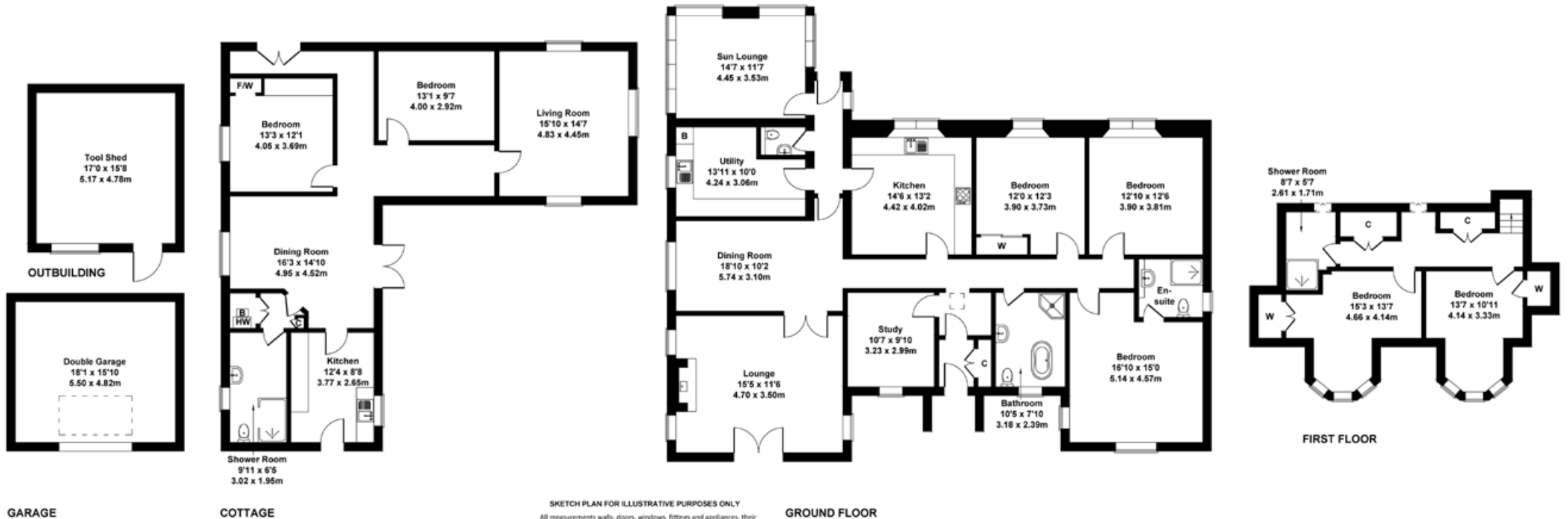
Small outhouse - Built in original sandstone "rubble" - originally a pig shed, with a concrete area to the front.

Greenhouse - large modern greenhouse with 2 growing areas planted with mature peach and fig trees and a more recent vine.



Jennygill, Craigs Rd, Dumfries

Approximate Gross Internal Area
3864 sq ft - 359 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. 2023

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 July 2023.

Cottage Living Room



Cottage Dining Room

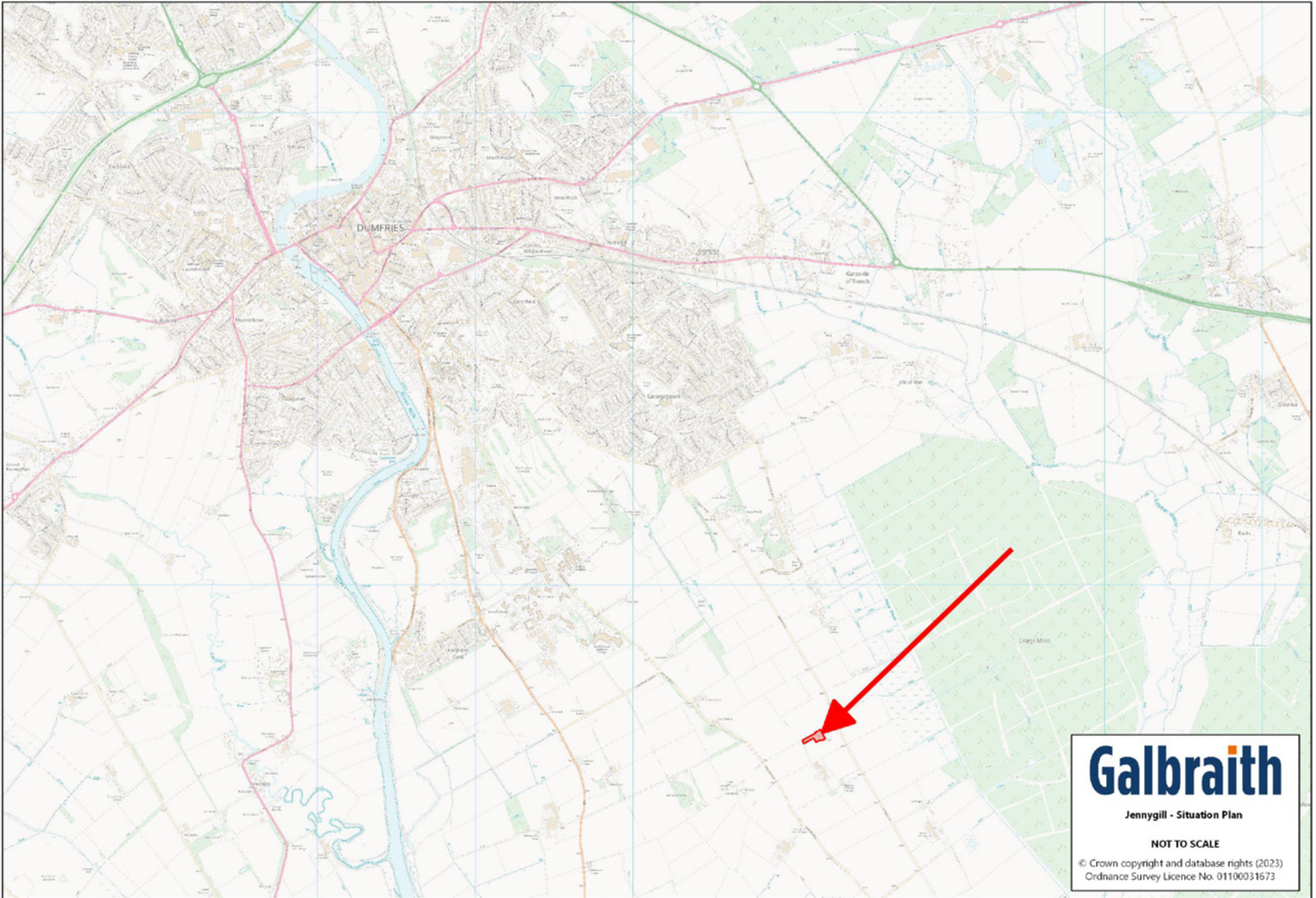


Cottage



Cottage Kitchen





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Jennyhill - Situation Plan

NOT TO SCALE

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SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Jennygill	Mains	Mains	Septic Tank	Freehold	House - Oil Central Heating. Cottage - Oil Underfloor Heating	House - Band G Cottage - Band D	C 75

POST CODE

DG1 4QR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
snuggled. easels. register

SOLICITORS

JHS Law
8 Bank Street
Dumfries
DG1 2NS

LOCAL AUTHORITY

Dumfries & Galloway Council.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

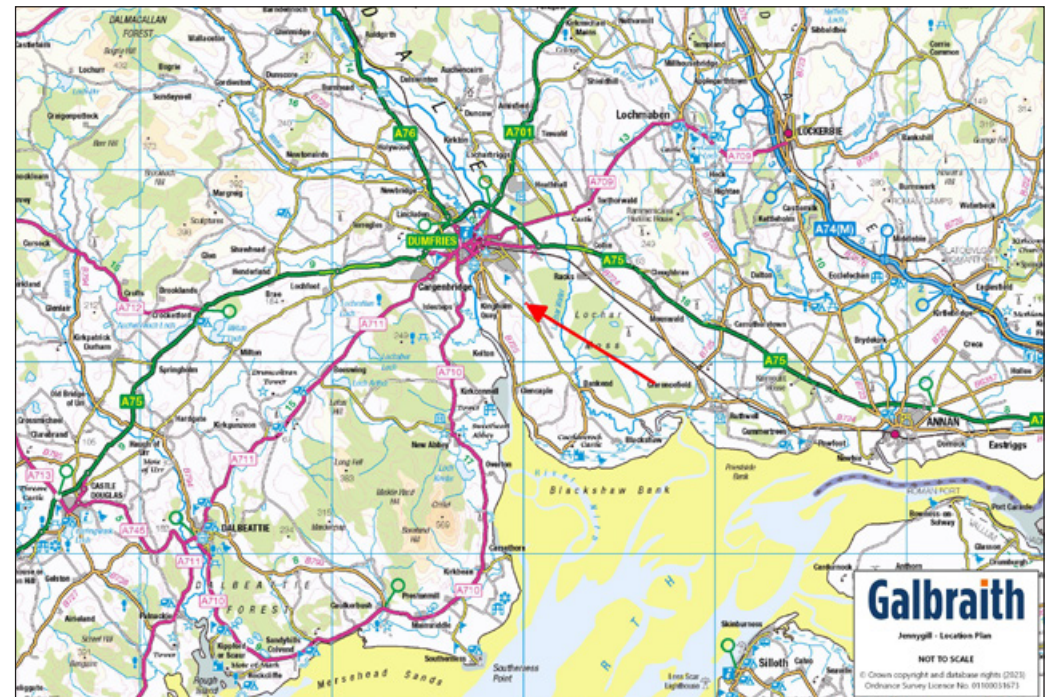
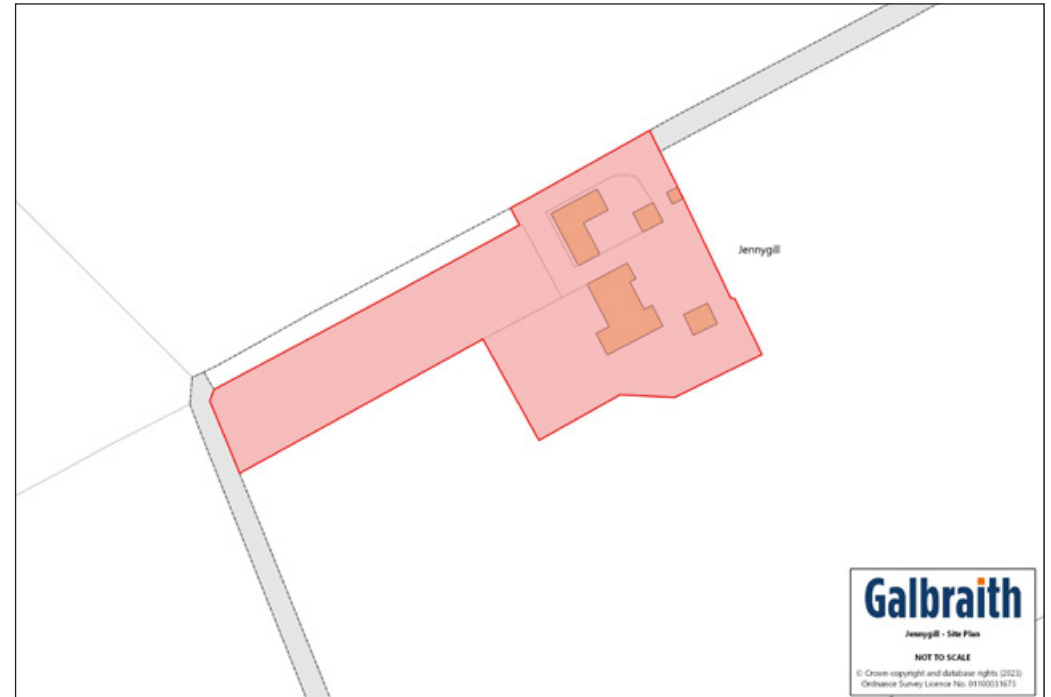
VIEWINGS

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.





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