



CRINDAU
37 NUNHOLM ROAD, DUMFRIES



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An elegant B Listed late Regency semi-detached town house on the banks of the river Nith.

Carlisle 30 miles ■ M74 (Lockerbie) 13 miles

- 1-2 reception rooms. 3-4 bedrooms
- Fabulous riverside location and views
- Beautiful period features inc. ornate plasterwork and working shutters
- Spacious reception hall with wonderful oak woodwork
- Extensive basement
- Mature garden and ample off-street parking

Offers Over £375,000

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 **OnTheMarket**





SITUATION

Crindau sits on the banks of the river Nith, in a popular residential area of Dumfries, about ten minutes' walk from the town centre. Dumfries has much to offer with a good range of amenities including high street shops, retail parks, supermarkets, primary and secondary schools, a large hospital which is less than ten minutes by car, parks and leisure facilities, several golf clubs, cricket club, rugby club, and the famous Queen of the South football club. The Crichton Campus, is home to Dumfries & Galloway College and the southern campuses of the University of Glasgow and the University of the West of Scotland. The railway station connects with Glasgow in the north and Carlisle in the south, with onward connections to London. A mainline station is also available at Lockerbie, around 12 miles north east, with connections to Glasgow, Edinburgh and Manchester. Domestic and international flights are available from Edinburgh and Glasgow airports, both reachable by car in around 2 hours.

DESCRIPTION

This grand old lady of Nunholm was built circa 1820 and was originally one house incorporating what is now No.39 next door. Her old-house charm captivates you the moment you walk from the vestibule into the hall with its ornate cornicing, ceiling rose, oak block flooring and magnificent staircase. The current owner has enhanced the atmospheric feel of the house with rich colour schemes. The kitchen is a warm homely room (refitted in 2020) with French doors leading out onto the large south facing sandstone terrace. The drawing room is an elaborately decorated space with a large bay window giving views out over the back garden to the river. There is access to the terrace via French doors. The focal point of this room is the stunning fireplace with mirrored overmantle. The ground floor bedroom has another large bay window with a river outlook, and a decorative fireplace with mirrored overmantle.





On the first floor there is a bright dual aspect bedroom to the front with an ornate fireplace, built-in press and an ensuite shower room, not to mention wonderful views across the river towards Criffel. To the rear a light and cosy sitting room (possible fourth bedroom) incorporates a woodburner, and further dual aspect views towards Criffel. A further double bedroom opens off this room. Finally, a good sized family bathroom completes the first floor layout – all accessed from a wide landing giving views down over the grand oak staircase lit from above by a large skylight.

ACCOMMODATION

Ground Floor: Entrance vestibule. Reception Hall/Dining Hall. WC. Kitchen. Drawing Room. Back Hallway. Bedroom 1.

First Floor: Landing. Bathroom. Bedroom 2 with ensuite Shower Room. Sitting Room. Bedroom 3.

Basement: 4 Basement Rooms with windows.

NB: This level is susceptible to flooding by groundwater. For insurance purposes it is classed as non-habitable.

GARDEN

A tall wooden fence gives privacy and shelter from the road, and an expansive gravelled area to the front of the house provides parking for 2-3 cars. To the side (south) there is a large sandstone terrace (originally the site of an orangery). Extensive plantings of shrubs, rhododendrons, along with herbaceous beds, gives a lovely sense of enclosure and privacy to the garden. A further lawned lower level gives access to the riverbank and its wonderful outlook. There is a greenhouse, large garden shed, a dual chambered woodstore, and three wooden pallet compost bins, plus a former vegetable garden area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas CH	Band F	D58	FTTC	YES

FLOOD RISK

The basement has flooded within the last 5 years*.

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

*The non-habitable basement rooms are prone to flooding caused by the ingress of ground water when the river level rises. Drainage of such is via an original floor drain (in what was the scullery) which leads out to the river where a non-return valve prevents the ingress of river water.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Use of the flood drain pipe is shared between Crindau and Number 39.

The proprietors of Number 39 have the usual rights of access to shared walls, boundaries and roof for maintenance purposes, and vice versa.

DIRECTIONS

In Dumfries town centre, follow Edinburgh Road, signed A701 Edinburgh/Glasgow passing Dumfries Academy on the left. Continue along Edinburgh Road passing Gracefield Arts Centre on the right. The left hand side of the road becomes wooded, and at the next set of traffic lights, bear left down into Nunholm Road. Crindau is fourth on the left.

POST CODE

DG1 1JW



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: wishes.airless.pheasants

SOLICITORS

Walker & Sharpe,
37 George Street
Dumfries
DG1 1EB

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.

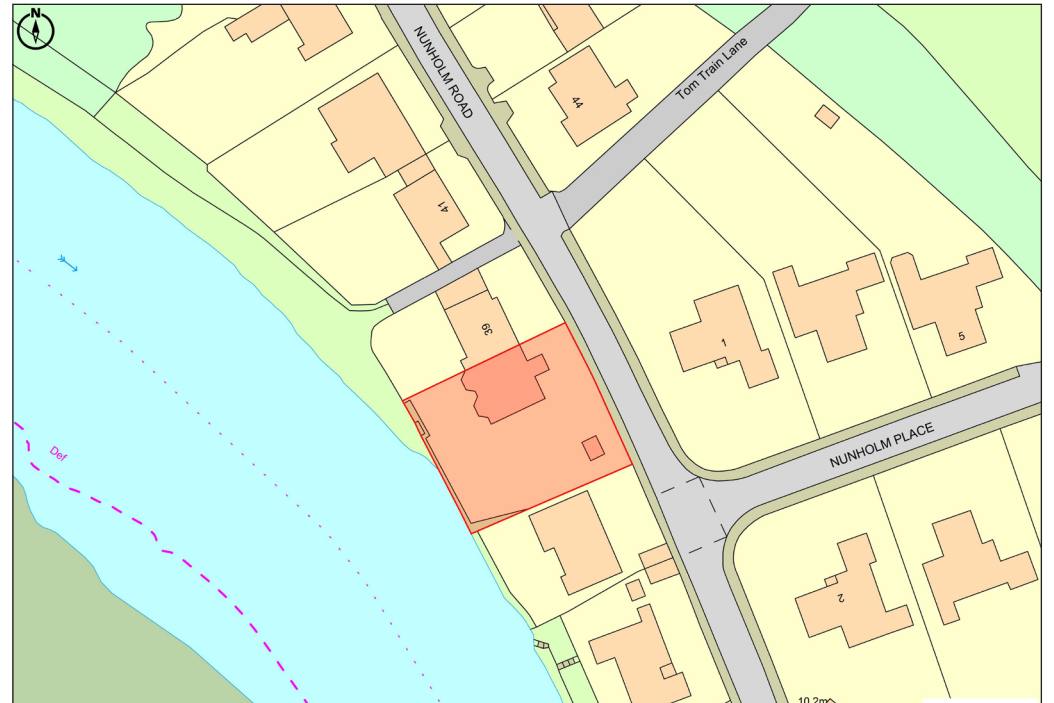
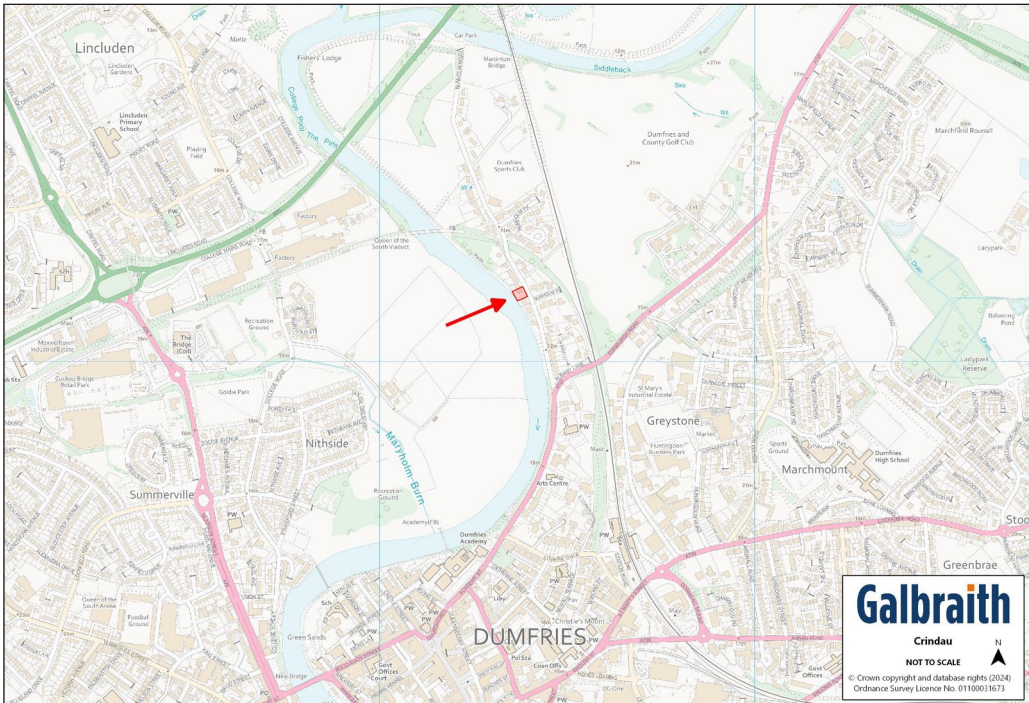
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

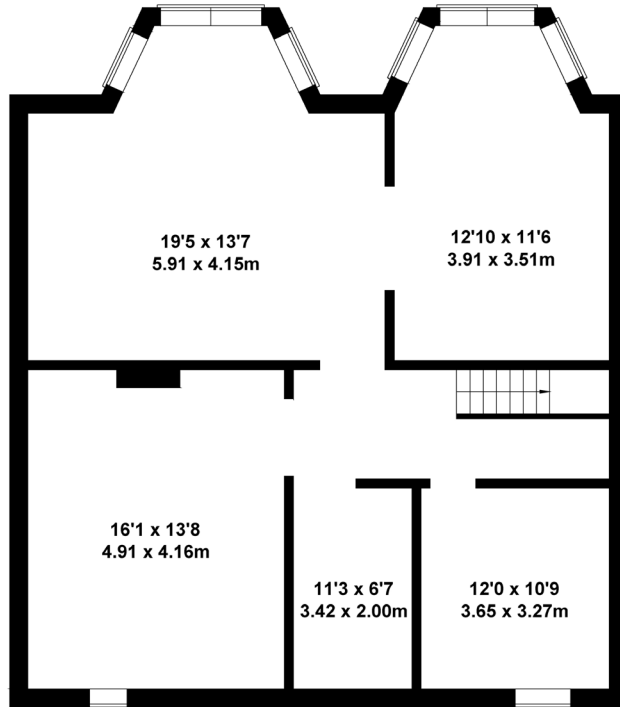
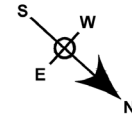
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 September 2024.



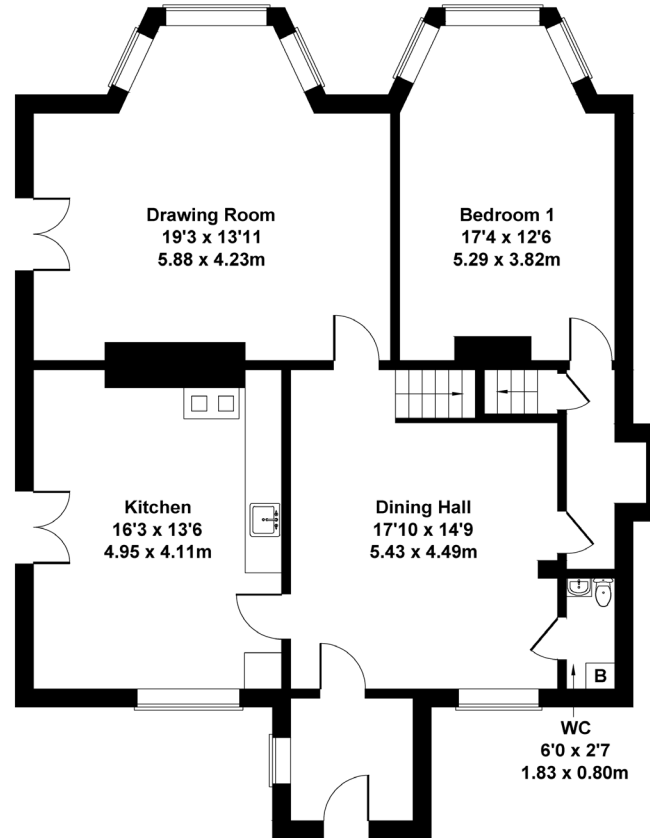


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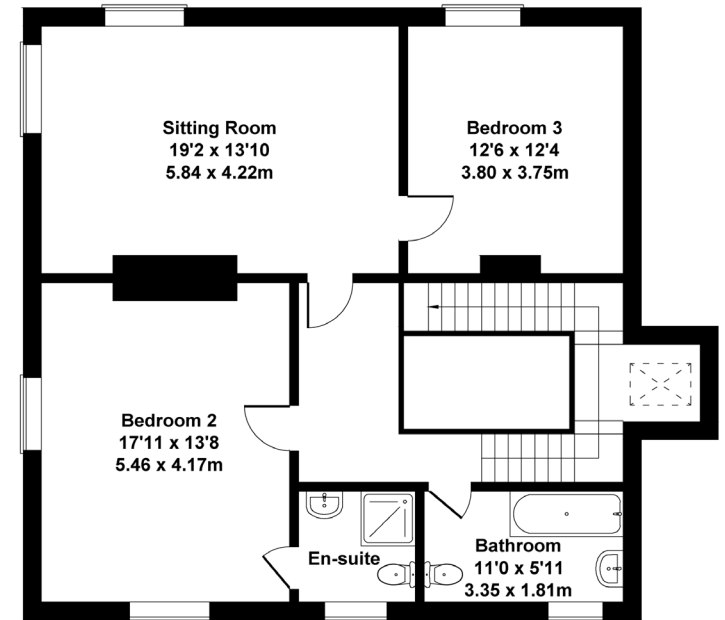
Approximate Gross Internal Area
3186 sq ft - 296 sq m



BASEMENT



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.

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