



Kilroy

Kilroy, Auldgirth, Dumfries, Dumfries and Galloway, DG2 0JZ

Galbraith

An appealing rural smallholding in a delightful countryside setting



Dumfries 7.9 miles Thornhill 10 miles Glasgow 71 miles



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- Spacious family home
- Peaceful rural setting
- Range of outbuildings
- Large Garden & Paddocks
- Equestrian potential
- Far reaching countryside views
- About 3.65 acres (1.48 hectares)

Offers Over £575,000



DESCRIPTION

Kilroy provides a delightful rural smallholding situated just a short distance from Dumfries on a quiet country lane. Offering a charming rural package including, a spacious period family home, extensive traditional outbuildings in a courtyard setting, garden grounds and paddocks. Suitable for equestrian use with stables already in place.

Kilroy is believed to originate from around the mid 1800s providing a large property offering a fine balance of reception and bedroom space over 3 levels. The original front entrance leads to a glazed inner vestibule opening to a large central hallway on the lower ground level, to one side a beautifully proportioned reception room boasting high ceilings, cornice décor and a large window overlooking the garden to the front and countryside views beyond, flooding the room with natural light. To the opposite side, a study/ library boasts the same features and similar proportions. Stairs in the hallway then rise to the ground floor with a side entrance porch, a modern newly fitted shower room, and a cloakroom, providing stair access down to the cellar, where the boiler is situated. The cellar is a flexible space, currently used as a large, dry storage space yet offering great adaptability to suit the buyer's specific needs. The hallway also gives access to the third reception room, a spacious and well-proportioned dining room with a period fireplace and two windows offering stunning views over the Nith valley to the distant Lowther Hills. Continuing through the hallway there is a small W.C, 2 large double bedrooms and stairs rising to the first floor accommodation. Adjacent access to the attractive farmhouse kitchen, with oil fired Aga at the heart. A large table occupies the centre of the room, dual aspect windows flood the room with natural light looking out to the front & towards the courtyard.



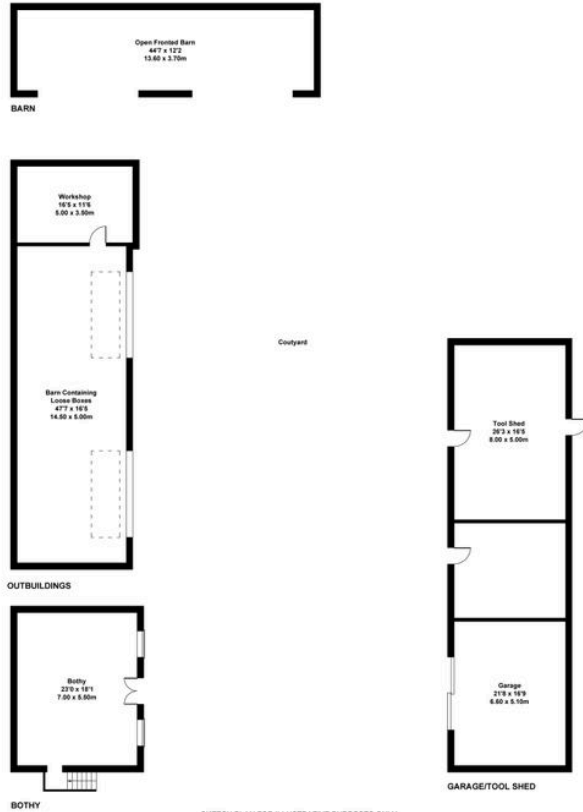
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Beyond is the walk-in pantry and large utility/boot room providing ideal space for muddy boots/outdoor clothes, with a large sink and plumbing for additional appliances. A large window overlooks the courtyard and outbuildings. On the first floor a further 3 double bedrooms, 2 of which have views to the rear over the countryside beyond and also offering storage space. The spacious family bathroom, box room and linen cupboard complete the offering.

Externally the property offers huge opportunity with a highly desirable blend of location, property, outbuildings and land. Extending to about 3.6 acres in all, the combination of garden space and enclosed paddocks offers great adaptability and potential to fulfil the lifestyle needs of the buyer. The outbuildings could be utilised to suit a range of specific needs, be it workshop, storage, stabling, animal shelter, tool storage etc. Kilroy occupies an idyllic peaceful rural location with far-reaching countryside views. The property is approached through a wooden gate with two sandstone pillars, the driveway leads to the front of the property and continues round to the outbuildings with turning area. Extensive garden grounds wrap round the property offering so much potential. Predominantly laid to lawn with a range of flowering shrubs (including banks of rhododendrons and azaleas), mature trees, and a burn. Behind the "Bothy" is a part-walled garden ideal for "growing your own" with a large lean-to greenhouse with electric heating. Beyond are the paddocks divided into 3 and with a burn running through, offering ideal space for livestock/equestrian use.



Kilroy, Auldgirth, DG2 0JZ
Approximate Gross Internal Area
3003 sq ft - 279 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.
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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 28/01/25.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

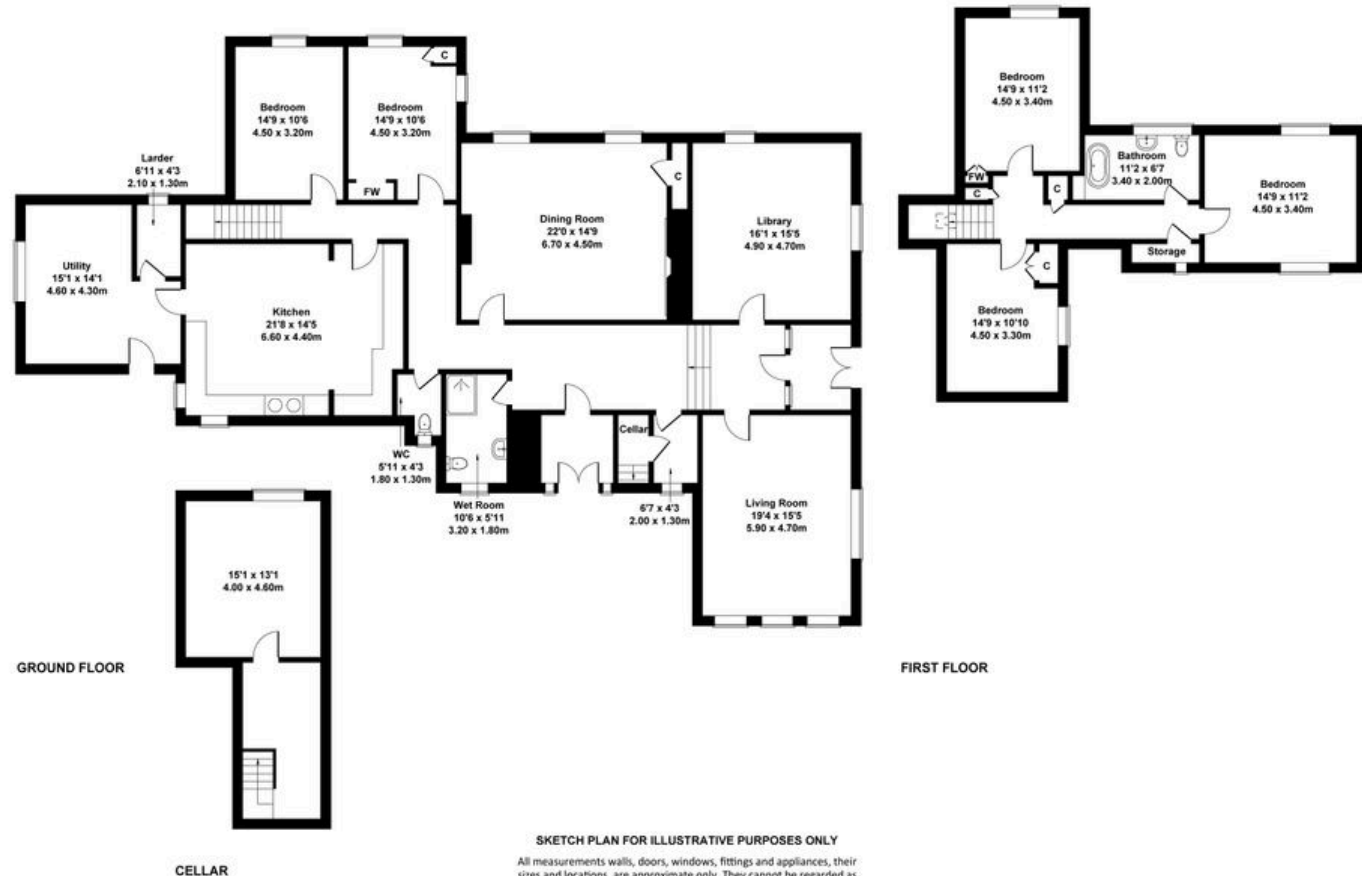
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Plans

Total Area: 335sq m

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Approximate Gross Internal Area
3606 sq ft - 335 sq m



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Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com

Listing

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Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

G

EPC

N/A

Services

Water

Mains

Electricity

Mains

Drainage

Septic Tank

Central Heating

Oil Central Heating

Internet

Fibre to Premises

Additional Information

Septic Tank is situated in the adjacent field owned by neighbouring farmer – rights in place for access & maintenance.



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galbraith.com

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