



HIGHFIELD

NETHERWOOD, GLENCAPLE ROAD, DUMFRIES.

Galbraith



HIGHFIELD, NETHERWOOD, GLENCAPLE ROAD, DUMFRIES.

A unique architect designed property in a desirable rural location

Dumfries 3.2 miles ■ Carlisle 36 miles ■ Glasgow 80 miles

Acreage 1.6 acres (0.65 hectares)

Offers Over £400,000

- 2 reception rooms. 3 bedrooms
- Architect designed home (in one ownership for over 50 years)
- Integrated Garage
- Extensive garden grounds
- Peaceful rural location

Galbraith

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 OnTheMarket



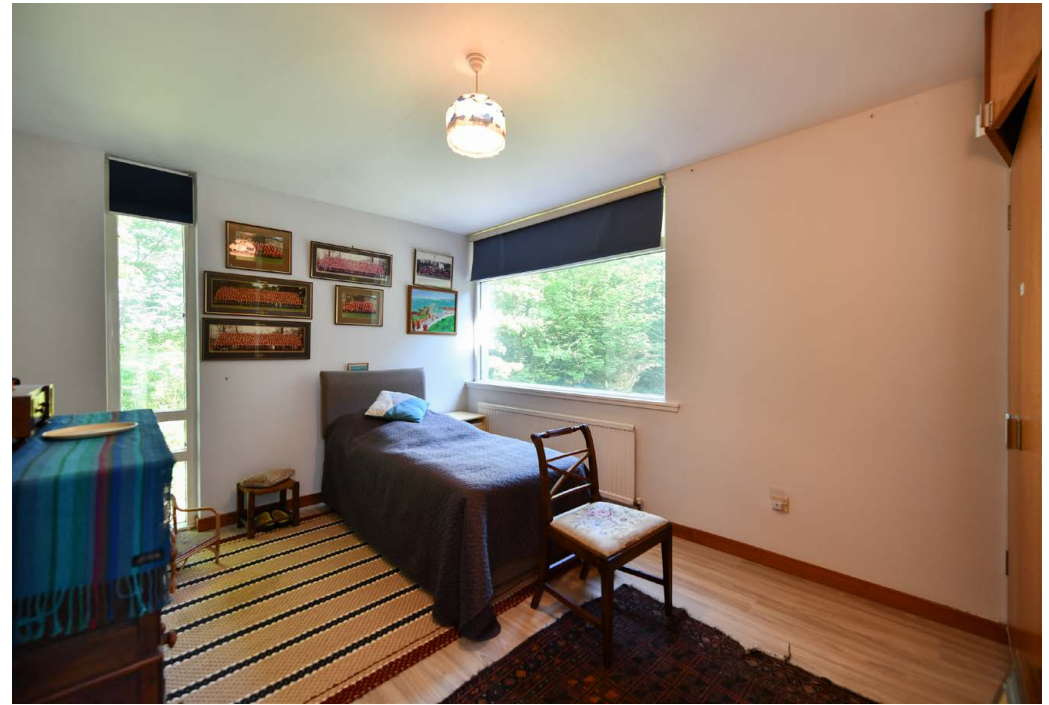


SITUATION

Highfield is situated in a highly desirable rural location on the Southern aspect of Dumfries, just a short distance from Dumfries town centre. Highfield 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. Highfield is conveniently located for Mountainhall Treatment Centre and the University Campus, both within easy reach. Brownhall Primary/ St Joseph's Secondary School, both are just a short distance from Highfield.

DESCRIPTION

Constructed in 1968, Highfield is a unique architect designed rural gem, situated in an elevated site just a short distance from the region's principal town of Dumfries. The architects involved were based in Dumfries at the time under the name Sutherland, Dickie & Copeland. Highfield very much reflects the Bauhaus architectural concept which has light, space and simplicity at its core. The front entrance vestibule opens to a bright spacious staircase hallway, flooded with natural light from the full height window with Westerly aspect spanning two floors. The principal reception room again provides an extensive and bright space benefiting from multiple aspects with an open fire for those cooler Autumn/ Winter nights. Plans have been drawn and considered by the current owner to open up to the side of the living room directly onto the garden (subject to relevant Planning Permissions). An opening extends to the dining room at the rear of the property with access directly to the rear garden through a traditional garden. This continues through to the kitchen/breakfast room with a range of fitted floor and wall units, Aga and electric hob. Again, dual aspect and a large window overlooking the rear garden. The adjacent utility room provides additional space for appliances and larder storage. The boiler room sits off the hallway, housing the central heating boiler and providing direct access to the adjoining garage beyond. The modern fitted shower/wet room completes the accommodation on the ground floor. To the first floor, a stunning large multiple aspect master bedroom enjoys views over the grounds and beyond. Two further bedrooms and an adapted wet room shower complete the first floor accommodation. The property is double glazed and benefits from oil central heating. There is much potential to adapt or extend the space specific to the buyer's needs. Highfield is a delightful, unique property in a stunning rural location offering many desirable attributes which are of continued appeal.



ACCOMMODATION

Ground Floor: Entrance Vestibule. Staircase Hall. Living Room. Dining Room. Kitchen. Utility Room. Shower Room. Boiler Room (direct access to Garage)

First Floor: Bedroom. Wet Room. Bedroom. Master Bedroom.

OUTBUILDINGS

Garage - 5.4m x 3.1m. Up and over door with electric and water tap.

GARDEN GROUNDS

An enclosed mature garden for all seasons offers privacy and tranquillity thanks to the many established trees. Consideration has always been given to the wildlife such as birds, bees, butterflies etc. The property is approached through a gate with a driveway leading to the front of the property with access to the garage and an extensive parking area for a number of vehicles. The grounds extend to about 1.6 acres in all, predominantly to the front and sides of Highfield, the majority of ground split between lawn and planted amenity woodland but with huge scope for the prospective purchaser to adapt and landscape specific to their needs and requirements. In a beautiful, elevated location (about 300ft above sea level) the site is very private with the surrounding trees, the new purchaser may remove some of the trees to further open up the site and allow the views to be fully enjoyed. Small former oil shelter within the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains & Tank	Mains	Septic Tank	Freehold	Oil Central Heating	Band G	F 31	Broadband to premises	YES



FLOOD RISK

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

POST CODE

DG1 4TY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: Reclined.tumblers.call

SOLICITORS

Primrose & Gordon, Dumfries

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

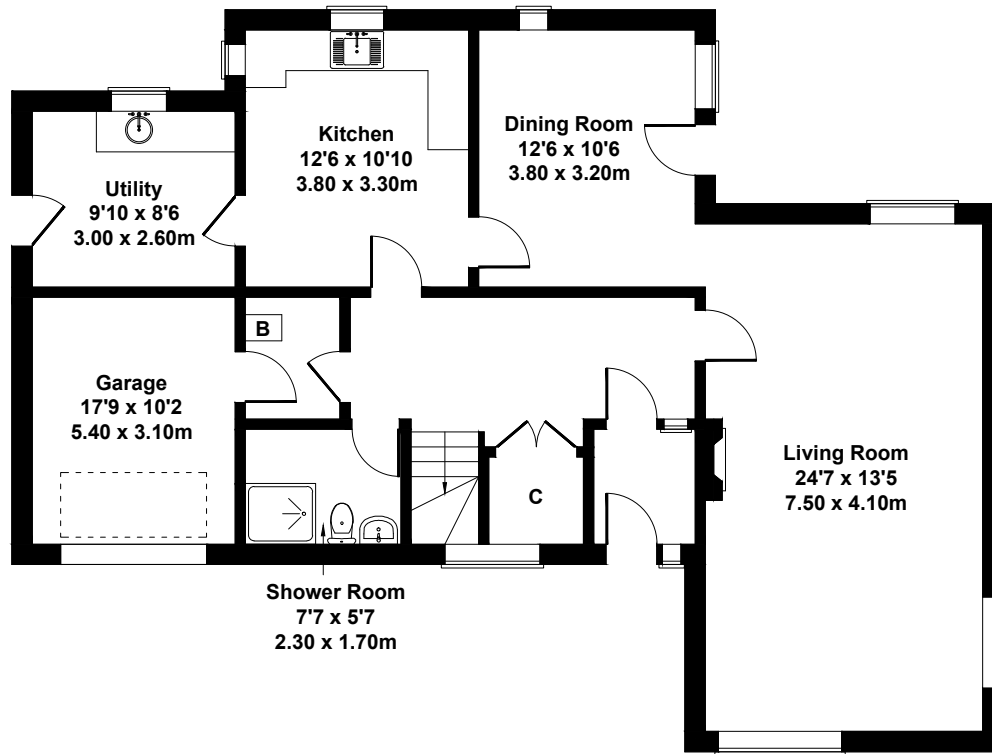
Failure to provide required identification may result in an offer not being considered.



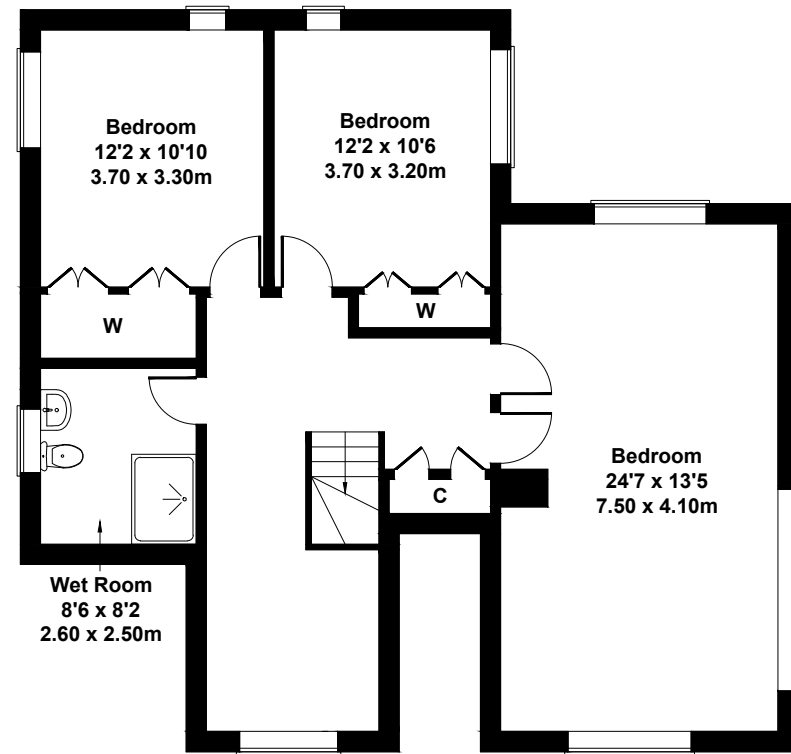
Highfield, Netherwood, Dumfries DG1 4TY

Approximate Gross Internal Area

2049 sq ft - 190 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

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 May 2024





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