



TYNRON COTTAGE

Tynron, Thornhill, DG3 4LA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

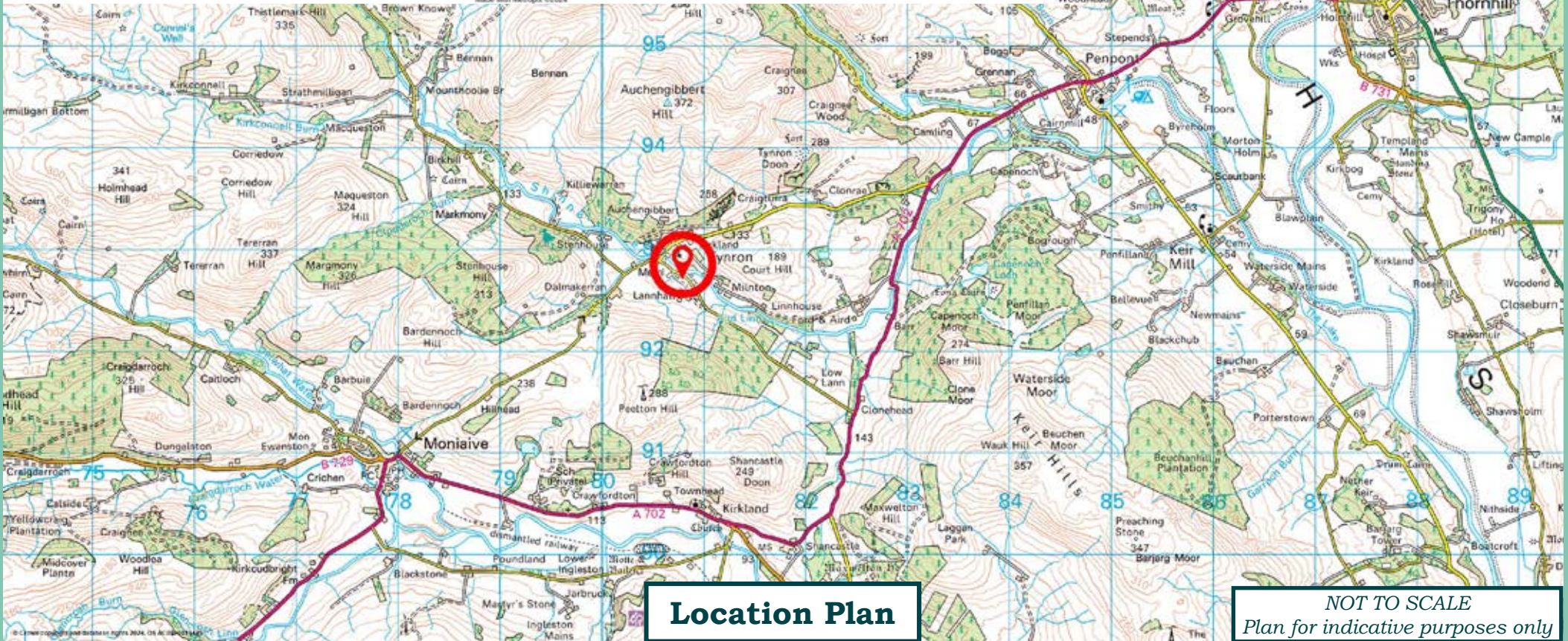
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Plan

*NOT TO SCALE
Plan for indicative purposes only*

TYNRON COTTAGE

Tynron, Thornhill, DG3 4LA

Thornhill 5 miles, Dumfries 19 miles, Edinburgh 69 miles, Glasgow 66 Miles, Carlisle 49 Miles

**A BRIGHT AND SPACIOUS DETACHED FAMILY HOME NESTLED WITHIN A STUNNING RURAL LOCATION
NOT FAR FROM THE BUSTLING TOWN OF THORNHILL**

- MODERN DETACHED FIVE BEDROOM HOUSE
- DETACHED DOUBLE GARAGE
- BEAUTIFUL RURAL SETTING SURROUNDED BY OPEN COUNTRYSIDE
- GENEROUS GARDEN GROUNDS
- WITHIN CLOSE PROXIMITY TO LOCAL SERVICES AND MAJOR COMMUTING NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Pollock and McLean
1 West Morton Street
Thornhill
Dumfriesshire
DG3 5NE
TEL: 01848 330207



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Tynron Cottage is bright and spacious family home set within the beautiful rolling landscape of Dumfries & Galloway, yet within easy reach of bustling town of Thornhill, only a scenic 10–15-minute drive from the property.

Tynron Cottage is of modern construction set under a slated roof occupying a very generous plot. The property offers five-bedroom accommodation over two floors, two of which on the ground floor benefit from a Jack n' Jill bathroom. The property is neutrally decorated throughout and provides a perfect blank canvas for any potential buyer. Given the location of the cottage, outdoor activities are available straight from the doorstep and a bounty of native wildlife can be enjoyed on a daily basis.

The pretty village of Tynron, twinned with French La Vieille Alliance in the Oise Region, is a short walk from the property with the Parish Hall offering a variety of activities from dancing to painting classes.

The nearest local services can be found in Thornhill and Moniaive. Thornhill boasts an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage and petrol station, dentist, podiatrist, community hospital, and health centre. Both primary & secondary schooling are available at the highly regarded Wallace Hall Primary & Wallace Hall Academy in Thornhill, about 10 miles from the property. Tynron is in the catchment area for the well-regarded Cairn Valley Medical Practice whose surgeries are in Moniaive and Dunscore. There is also a small shop in Penpont

A further range of professional and retail services are available in the busy market town of Dumfries some 19 miles away, which boasts three retail parks, an ice rink, a modern sports centre, a University Campus and is within easy reach of the relatively new hospital.

Both Glasgow and Edinburgh are an hour and a half's drive north, with Carlisle in the south is about an hour's drive from the property. There are main line railway stations at Dumfries, Sanquhar and Lockerbie, which runs a full timetable of services both north and south.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both golf, shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses including the Championship course at Southerness. Equestrian activities are a feature of the area, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

What3Words: extremely.users.tucked

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Tynron Cottage are sought **in excess of: £270,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Tynron Cottage is of modern construction set under a slated roof. The dwelling occupies a beautiful rural site and offers spacious five-bedroom accommodation over two floors, very briefly comprising:

- **Front Entrance Hallway**
A bright and spacious central hallway with built-in cupboards and stairs off to the first floor.
- **Lounge**
A spacious family room with a wood burning stove and a window to the front.



- **Kitchen / Diner**
With a range of floor and wall units, triple aspect windows and patio doors to the rear garden grounds.



- **Utility Room**
Base units, plumbed for white goods, door and window to the rear.
- **Cloakroom**
With a WC, WHB, window to the rear.
- **Double Bedroom 1 (Ensuite)**
With a window to the front and Jack n' Jill ensuite which benefits from a shower, WC & WHB.
- **Double Bedroom 2 (Ensuite)**
With window to the front, built-in wardrobes, Jack n' Jill shared with bedroom 1.
- **Master Bedroom (Ensuite)**
A bright and spacious room with patio doors to the rear, window to the rear, built-in wardrobes. The ensuite benefits from a bath with a shower over, WC, WHB and a window to the rear.



- **Double Bedroom 4**
With Velux windows to the front and rear.
- **Family Bathroom**
With a window to the front, Bath, WC & WHB, access to bedroom 5 and the corridor.
- **Double Bedroom 5**
With windows to the front and rear and access to the family bathroom.



FIRST FLOOR

- **Upper Landing**
A bright and spacious upper landing with triple aspect Velux windows.



OUTSIDE

There is ample parking to the front of the property and in addition, a detached double garage provides enclosed parking. There are garden grounds to the rear which are mainly made up of lawns.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	LPG Gas	F	D 67

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Pollock and McLean**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

ONGOING

There are no ongoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2024

