



Glencaple Road | | Dumfries | DG1 4TZ

Guide Price £425,000



**david britton**  
ESTATES

## Key features

- Substantial, detached 4 bedroom home
- Approached through sandstone pillars, leading to a large parking area
- Wonderful views to Criffel and Nith Valley
- Ground floor bedroom and en-suite
- Spacious Lounge with lovely views
- Central Dining room
- Dining Kitchen
- P-shaped Conservatory
- Utility room and separate office
- Bespoke open fronted summer house

## Description

This wonderful detached 4 bedroom home sits with outstanding views over the Nith Valley and towards Criffel. It is found just outside the pretty village of Glencaple and minutes away from Dumfries. Approached through sandstone pillars, leading to a large parking area, this home is beautifully presented throughout and is a superb family home is perfect for those looking for a large home with flexible options. Thought to have been constructed as a Lodge in 1870, it has been lovingly extended and renovated over the years. Internally all the rooms are flooded with light and have generous proportions. Views across the valley towards the River Nith and estuary can be enjoyed from most of the rooms. On the ground floor there is a large dining kitchen, dining room, large conservatory, sitting room, utility room, office and double bedroom with en-suite shower room and on the first floor there are 2 large double bedrooms, both with en-suite bathrooms and an impressive master bedroom having a large bathroom and additional dressing room. Externally, sitting in large gardens, this is a wonderful retreat! To the rear there is a large, attractive low maintenance garden with Indian sandstone terrace, a bespoke open fronted summer house and a number of terraces, lawns bordered by trees and shrubs, a wood store, attached garage and ample parking for a number of vehicles. To the front, across the driveway, there are further lawns and a sizeable vegetable garden.

This wonderful home is perfect for those looking for a large family home with flexible options, close to the Scottish coastline and market town of Dumfries, ideal for working from home in an idyllic location. This property is not likely to stay on the market for long so a viewing is highly recommended.

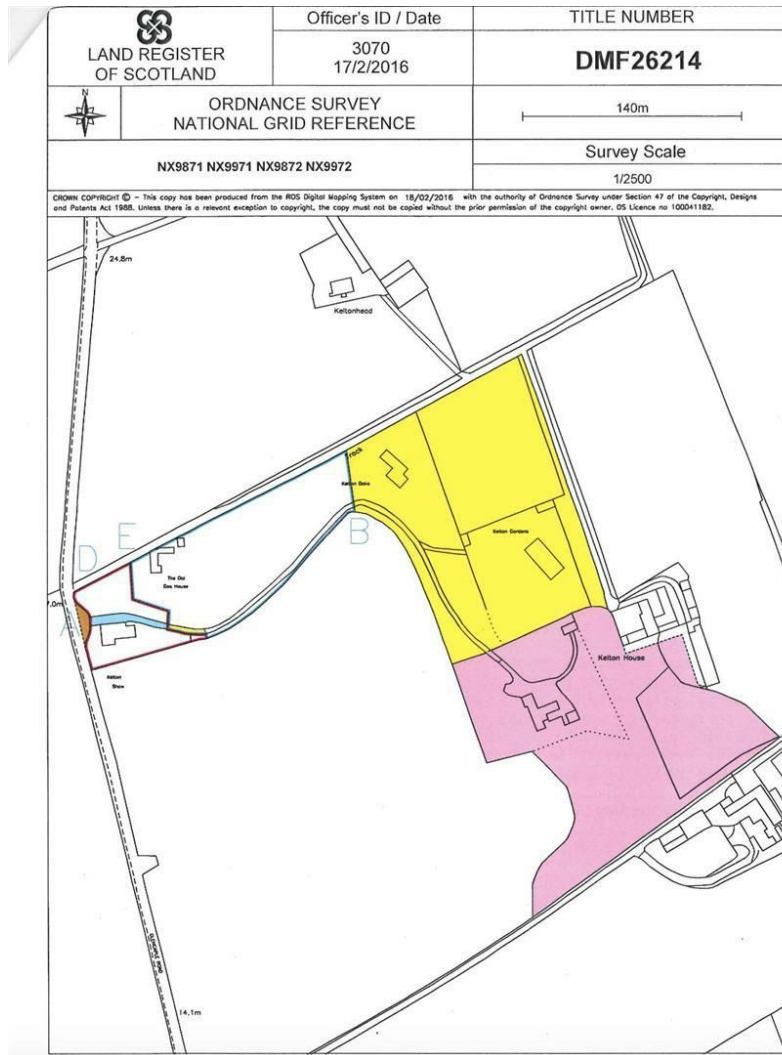
\*\* Viewing strictly by appointment only \*\*

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk