



Whiteside  
Dunscore | Dumfries | Dumfriesshire | DG2 0UU

FINE & COUNTRY

WHITESIDE





Whiteside is a superb and beautifully situated converted smallholding set in approximately 9 acres of glorious grounds. The property and gardens have been lovingly created and cared for by the present owners over the past few decades, and it is worth noting that the gardens have been opened to the public as part of the Scotland's Open Garden Scheme for many years. The property enjoys a private, elevated position some 600 feet above sea level, and is accessed by a well maintained and recently resurfaced access road. The views to Queensberry and the Lowther Hills are extremely impressive.



# KEY FEATURES

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The original buildings probably date back to the 1820s and have been sympathetically converted and extended over the past three decades by the present owners to incorporate three sides of the courtyard, providing flexible and substantial accommodation with scope for sub-division, home offices, or perhaps even the creation of a self-contained holiday cottage. The fourth side of the courtyard comprises useful stores, one of which houses a 45 kW biomass boiler.

The back door opens to a useful utility/boot room, which offers ample storage and plumbing for white goods, and which has a modern shower room to the rear. A door from the utility room leads directly into the generous and welcoming kitchen/dining room. The kitchen is fitted with a good range of storage units with granite worktops, integrated gas hob and electric oven and an electric Aga. The room enjoys a dual aspect and ample room for dining furniture.

Formal entrance to the house is through an entrance vestibule into a hallway. Accessed via carpeted stairs from the hallway, are two further double bedrooms and a family bathroom. One bedroom has a built in wardrobe, and one has steps down to an additional room, which would make an ideal nursery, dressing room or an en-suite bathroom.

There are five flexible use reception rooms to be found. The snug enjoys a back-to-back Dowling stove (shared with the garden room behind), the library has an open fireplace and book shelves on three walls, while the large drawing room enjoys a triple aspect, with lovely views over the garden, a Morso log burning stove and stairs rising to a bonus family room/games room. The garden room is a delight, with stunning views, and has electric under floor heating and external doors leading to the garden. The formal dining room is located off the garden room but could be utilised for a range of purposes. It offers a dual aspect and a Scandinavian Jotul fireplace.

There is a ground floor bedroom wing, comprising of two attractive double bedrooms with en-suite shower rooms. One bedroom boasts double glazed doors that open on to a paved area, and both shower rooms offer modern facilities with limestone or slate flooring, shower cubicles, WC and wash hand basins set into vanity units with marble worktops.

The barn conversion is connected to the main house and accessed via internal or external doors, making this an ideal self-contained area, or perhaps a home office. This beautiful, bright and airy space offers two large rooms with double height ceilings, exposed stone walls and timber beams, wood burning stoves, two sets of glazed doors to the garden and courtyard and staircases, one spiral, that lead to two mezzanine storage/study areas.

In all, the property extends to over 4000 square feet.

























































## Outside

The property is approached via a recently resurfaced access road from the main road, which culminates in a private gated driveway with ample parking and turning.

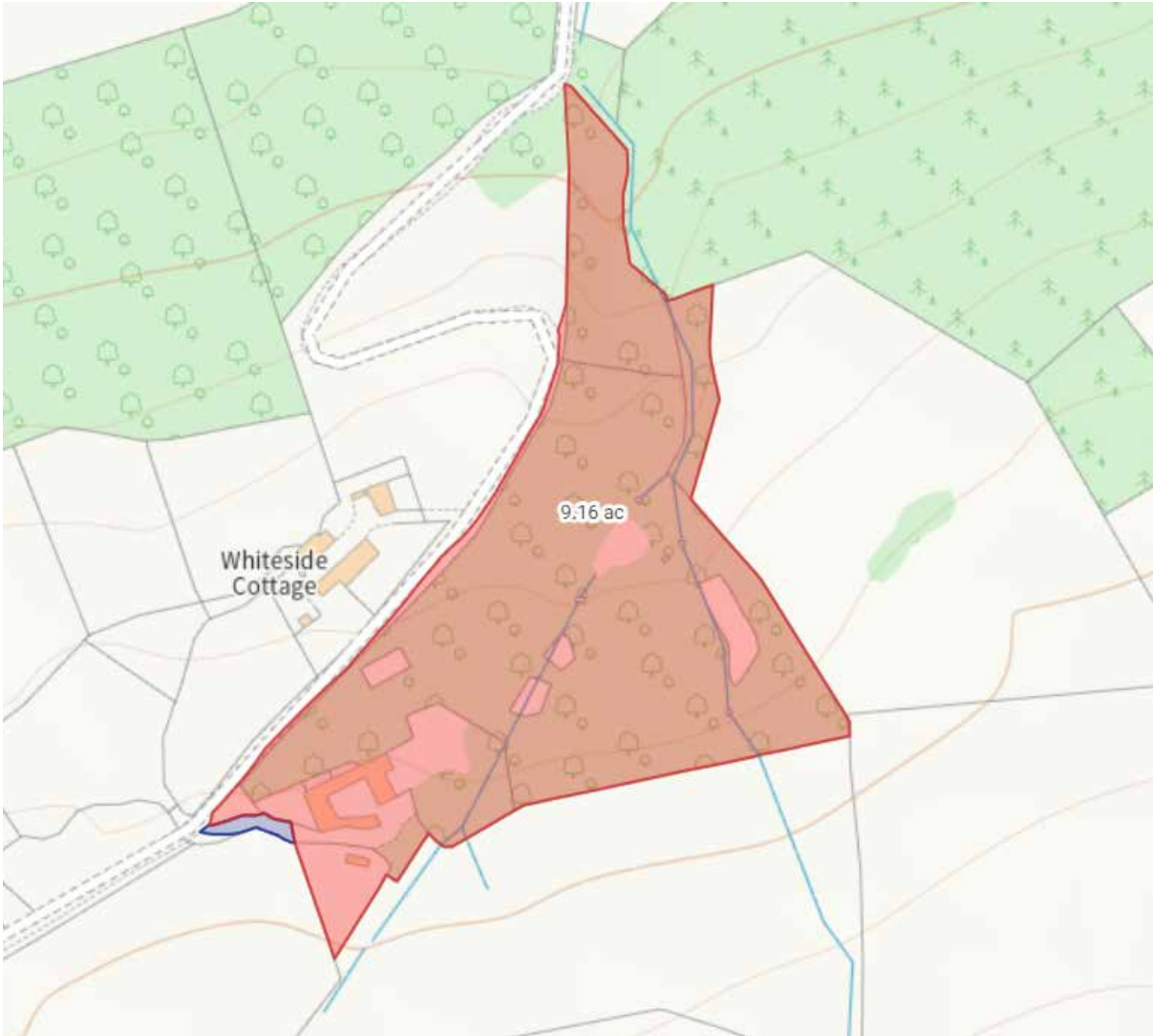
Whiteside is set in approximately 9 acres of beautifully tended garden grounds. The grounds include lawned areas, mature shrubs and established borders, young trees, a walled fruit/vegetable garden, orchard, charming courtyard garden with paved patio and two small fenced paddocks. Several burns run through the grounds and there are two ponds and two duck enclosures. There are further patios in various areas; ideal for al fresco entertaining. Part of the grounds have been left to encourage biodiversity. A wide range of native plants, insects, amphibia and birds are to be seen.

There is scope to develop the grounds further, perhaps for equestrian pursuits if desired, and so Whiteside offers an excellent business/lifestyle opportunity.

The fourth wing of the courtyard is presently used for storage and offers seven separate rooms, all with power and light. In addition, there is a range of additional outbuildings including a detached brick shed that consists of three rooms, two large log stores and two greenhouses.







# INFORMATION

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## Local Area

Whiteside enjoys a private, elevated and rural hillside position in the heart of the Dumfriesshire countryside. The property is located approximately 4.5 miles from the village of Dunscore and 15 miles from Dumfries.

Directions: From Dunscore take the Corsock Road and continue on this road for approximately 4 miles until you pass a three-storey white farmhouse. Continue past here until you see the sign for Whiteside on your left-hand side. Follow this road up the hill until you reach the property.

What3words: chum.ombudsman.breezes

Services: Mains electricity, private water supply, biomass boiler, private drainage to septic tank (registered with SEPA. Consent to Discharge. WPC/W/30992). Mostly double glazed. Full fibre broadband.

Fixtures and fittings: Certain items are excluded from the sale. Light fittings: four brass hanging lights, one each in the office, mezzanine, porch and hall, chandelier in bedroom 1 and chandelier in the drawing room. The weathervane outside is also excluded.

Local Authority: Dumfries & Galloway Council – Council Tax Band G.

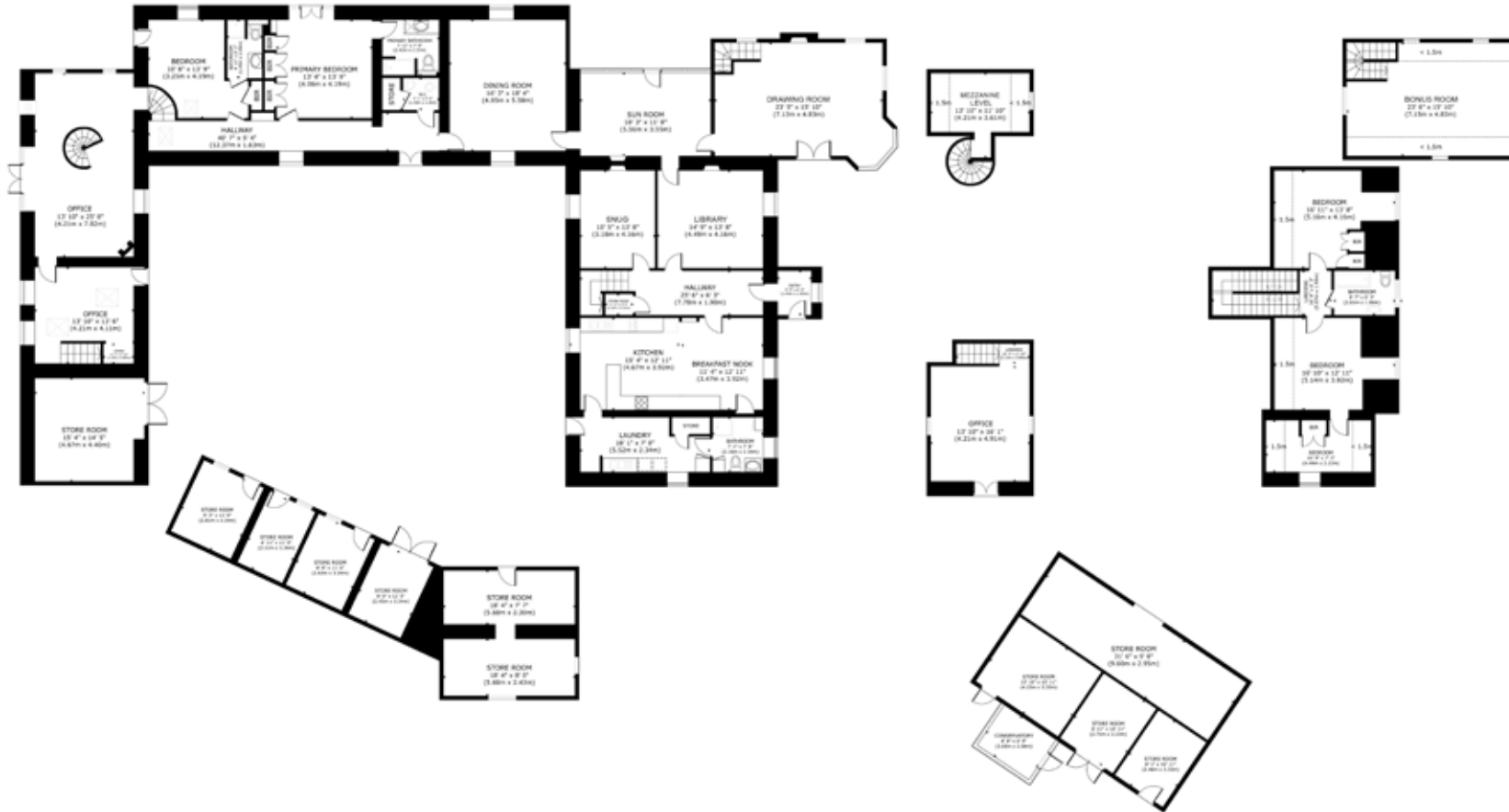
EPC: D

Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

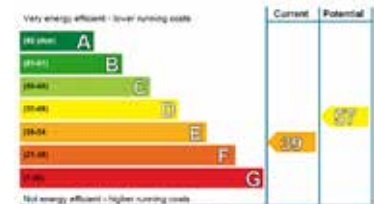
Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.





**GROSS INTERNAL AREA**  
**GROUND FLOOR 4,525 sq.ft. (420.4 m<sup>2</sup>) FLOOR 1 1,245 sq.ft. (115.7 m<sup>2</sup>)**  
**EXCLUDED AREAS : REDUCED HEADROOM 274 sq.ft. (25.5 m<sup>2</sup>) SHEDS 700 sq.ft. (65.1 m<sup>2</sup>)**  
**TOTAL : 5,770 sq.ft. (536.1 m<sup>2</sup>)**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 24.08.2023









# FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY  
FOUNDATION

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