

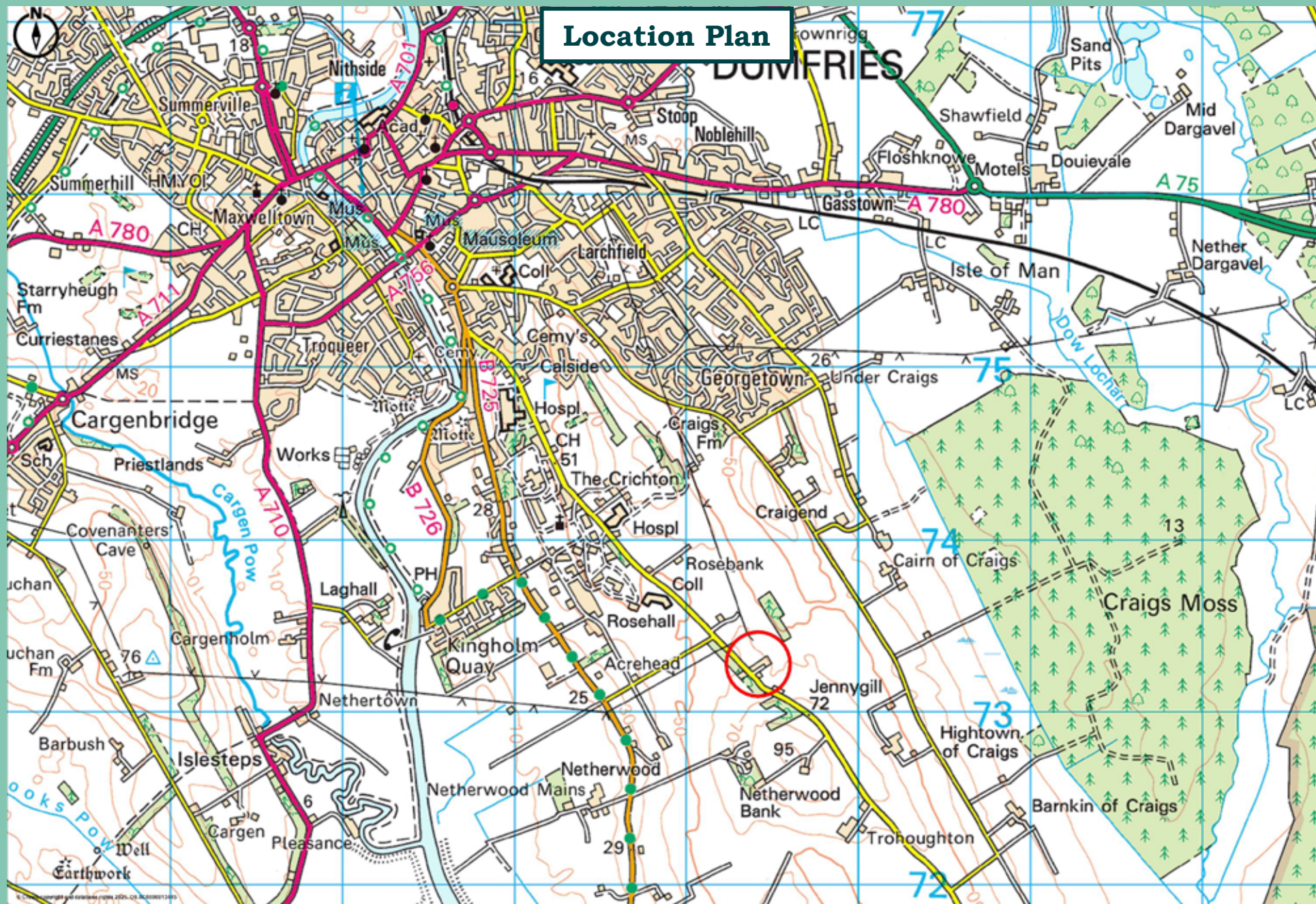


RAVENSWOOD

Trohoughton Avenue, Dumfries, DG1 4UE



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



RAVENSWOOD

Trohoughton Avenue, Dumfries, DG1 4UE

Dumfries 2.5 miles, Carlisle 36 miles, Glasgow 78 miles

A SUPERB RESIDENTIAL SMALLHOLDING INCORPORATING A SPACIOUS FOUR BEDROOM FAMILY HOME ALONG WITH A GENEROUS PLOT OF GRAZING LAND SITUATED IN A RURAL BUT ACCESSIBLE LOCATION NOT FAR FROM DUMFRIES

- SPACIOUS FOUR BEDROOM FAMILY HOME WITH FURTHER DEVELOPMENT POTENTIAL
- GRAZING /MOWING FIELD WITH ROADSIDE ACCESS OF JUST OVER 13.5 ACRES
- HARDSTANDING DRIVEWAY PROVIDING AMPLE PARKING
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES
- WITHIN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 13.916 ACRES

VENDORS SOLICITORS

Mr Joshua Ward
Walker & Sharpe
37 George Street
Dumfries
DG1 1EB
Tel: 01387 267222



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

Ravenswood is situated not far from Dumfries in a rural position with wonderful open elevated views across the surrounding countryside. The property occupies a generous plot, in total about 13.916 acres, incorporating grazing land and a bright and spacious family home.

Currently the dwellinghouse offers four-bedroom accommodation along with a kitchen, lounge, dining room, family bathroom and one upstairs attic room which could be developed into further living accommodation. A more detailed description of the accommodation along with a floor plan is available within these particulars of sale. The property is approached by its own hardstanding driveway where there is ample parking to the front. To the rear of the house there is paving and an area of lawn, the perfect blank canvas for the keen landscape gardener.

The land at Ravenswood is directly behind the dwellinghouse and amounts to about 13.5 acres. With the inclusion of this land there is huge opportunity for smallscale agricultural or equestrian purposes. The land has excellent grass growing qualities and is well fenced with access to water via a water trough.

The nearest local services are located within the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling, with the Crichton University Campus only a short distance from the property, offering a wide variety of further education choices.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within a one and a half hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

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.



DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Ravenswood are sought **in excess of: £480,000**

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

RAVENSWOOD

The property currently offers spacious four bedroomed family accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Front Door Porch**
Accessed via a part glazed UPVC door.
- **Central Hallway**
With built-in storage cupboards and an inner hall has a timber staircase accessing the first-floor accommodation.
- **Bedroom 1**
With a window to the front.
- **Bedroom 2**
With a window to the front.



- **Lounge**
With a picture window to the rear affording open elevated views across the surrounding countryside.
- **Family Bathroom**
Bath with shower over, WC & WHB.
- **Bedroom 3**
With a window to the front.
- **Kitchen**
With a window to the rear affording lovely views, there are a range of floor and wall units, electric oven and hob.
- **Dining Room**
With triple aspect windows and a door to the rear accesses the garden grounds.





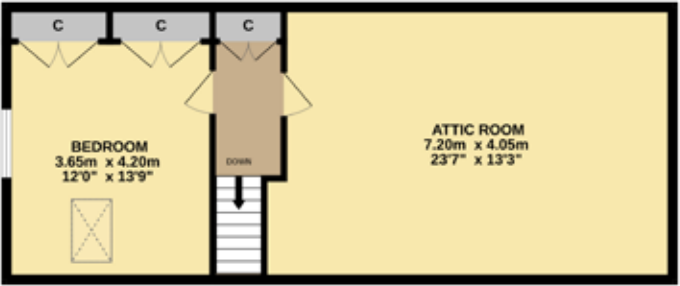
FIRST FLOOR

- **Bedroom 4**
With two Velux type windows and a window to the side, built-in wardrobes.
- **Attic Room**
Situated across the landing from bedroom 4, this room has great potential for creating further living space and at present is utilised as a storage area.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or misstatement. 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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OUTSIDE

As mentioned earlier, Ravenswood occupies a generous site and is approached by its own hardstanding driveway where there is ample parking. The garden grounds are mainly laid to lawn and paving slabs. There is also a single garage.

THE LAND

The grazing land can be accessed and looked over directly from the dwellinghouse and has huge potential for equestrian or smallscale agricultural purposes. The land is fertile, well-drained and watered.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	F	D (55)



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, **Mr Joshua Ward, Walker & Sharpe**, 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.

WARRANTY CLAUSE

Whilst the heating system and 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. 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. We are not able to enter a business relationship with a purchaser until they have been identified.



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 September 2025



FOR IDENTIFICATION ONLY

Sale Plan

In all about: 5.632 ha (13.916 acres)

0m 20m 40m 60m 80m

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Plotted Scale - 1:2500. Paper Size - A4

