



# MIDRIG

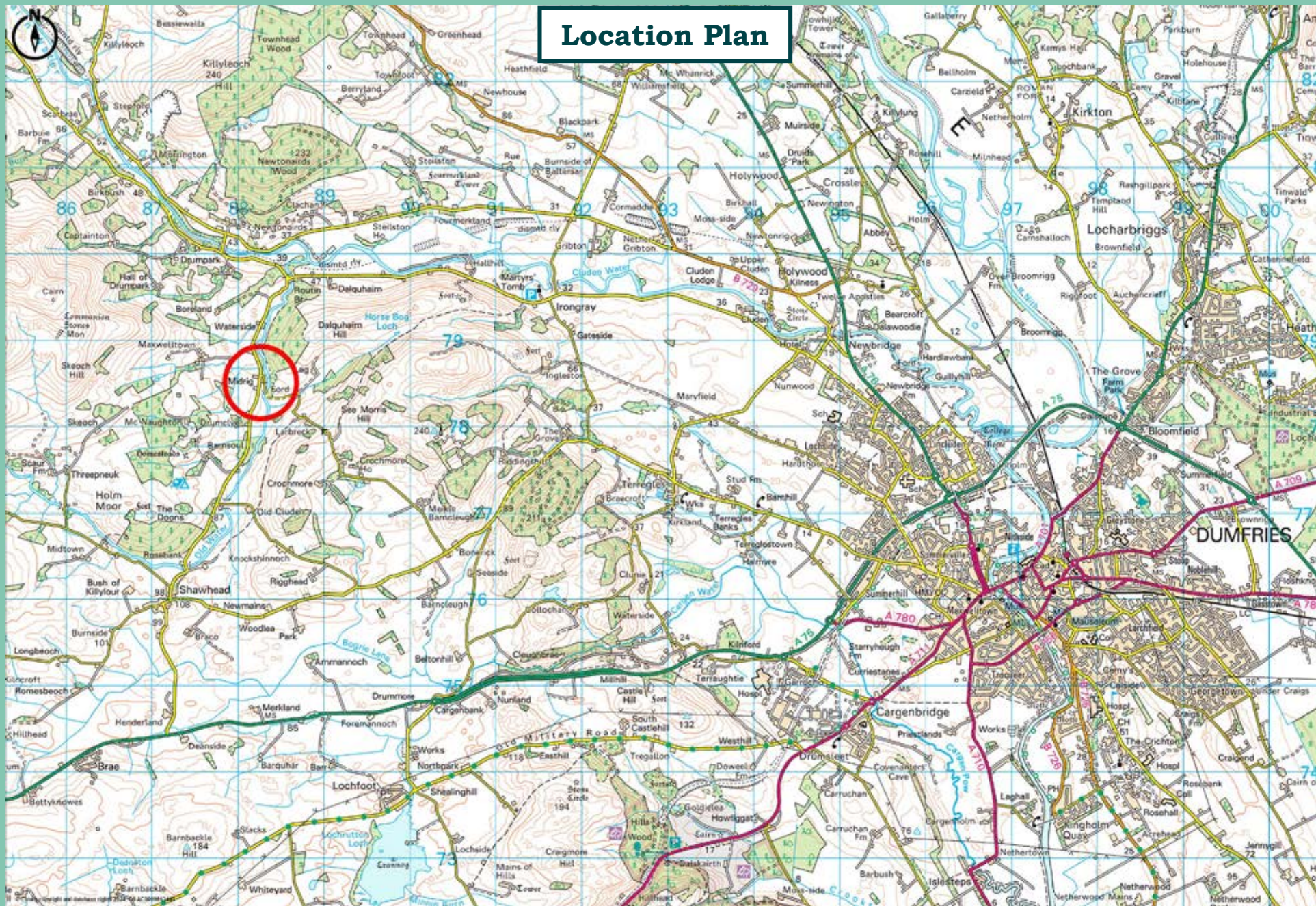
Irongray, Dumfries, DG2 9SQ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS







# MIDRIG

## Irongray, Dumfries, DG2 9SQ

Dumfries 9 miles, Carlisle 43 miles, Glasgow 74 miles, Edinburgh 78 miles

### AN CHARMING TRADITIONAL COTTAGE WITH A RANGE OF TRADITIONAL OUTBUILDINGS, STABLES AND GRAZING LAND SITUATED WITHIN A STUNNING RURAL BUT ACCESSIBLE LOCATION

- CHARMING DECEPTIVELY SPACIOUS FOUR BEDROOM COTTAGE
- PURPOSE BUILT STABLE BLOCK ALONG WITH TRADITIONAL FARM BUILDINGS
- OUTDOOR MENAGE AND ABOUT 5 ACRES OF GRAZING LAND
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- RIPARIAN FISHING RIGHTS ON THE OLD WATER (TRIBUTARY OF THE WATER OF CREE)
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR COMMUTING NETWORKS

**IN ALL ABOUT 5.90 ACRES (2.39 HECTARES)**

#### VENDORS SOLICITORS

Cavers and Co'  
40-42 St Mary St  
Kirkcudbright  
DG6 4DN  
Tel: 01557 331217



#### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)









## INTRODUCTION

Midrig presents a fabulous opportunity for those seeking a rural lifestyle yet within close proximity to local services. The property is set within a tranquil setting surrounded by areas of woodland and farmland with its land gently sloping down to the banks of the Old Water (tributary of the Water of Cree).

Midrig is a wonderful rural smallholding which benefits from a well-presented four-bedroom cottage incorporating a farmhouse style kitchen, bathroom and spacious lounge with a wood burning stove. There are a range of traditional farm buildings (development potential) along with a modern box profile shed housing, at present, two large stables with a further two within one of the traditional farm buildings. **In addition**, the property benefits from about 5 acres of grazing land and an outdoor menage.

The whole property presents the opportunity for continued equestrian uses, smallscale agriculture or tourism purposes and has huge potential for some self-sufficient living along with riparian fishing rights on the Old Water. Given the location of the property and the surrounding countryside, Midrig attracts a wealth and variety of native wildlife which can be enjoyed on a daily basis.

All services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, a University Campus and the recently constructed hospital is within a ten-minute drive from Midrig. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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 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. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

## DIRECTIONS

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

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Midrig are sought **in excess of: £490,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

Midrig is a charming well-presented and well-maintained dwelling of traditional construction, with some later extensions, set under a slated roof. The accommodation is arranged over two floors providing comfortable family accommodation, briefly comprising:

### GROUND FLOOR

- **Sun Room / Boot Room**

Glazed to three sides with a glazed UPVC external door. The floor is laid to wood making this the perfect space for kicking off muddy boots.

- **Kitchen**

A lovely farmhouse style kitchen with a wood burning stove set in the impressive, original inglenook fireplace making this the perfect cosy retreat for the winter months. There are a range of floor units with granite worktops, integrated dishwasher & fridge, built-in halogen hob and built-in utility cupboards. There are windows to three sides with lovely deep sills and given the layout of the kitchen, there is ample room to accommodate a family dining table. **A spiral staircase leads to two rooms which are currently utilised as bedrooms.**



- **Utility Room**

With a wood burning stove, base units, plumbed for white goods, window to the rear and a door off to the shower room.

- **Shower Room**

With a shower cubicle, WC & WHB.

- **Lounge**

A lovely bright spacious family living space with an inset wood burning stove, windows to two sides and large patio doors leading to a raised timber patio making this the perfect area for family and social entertaining.



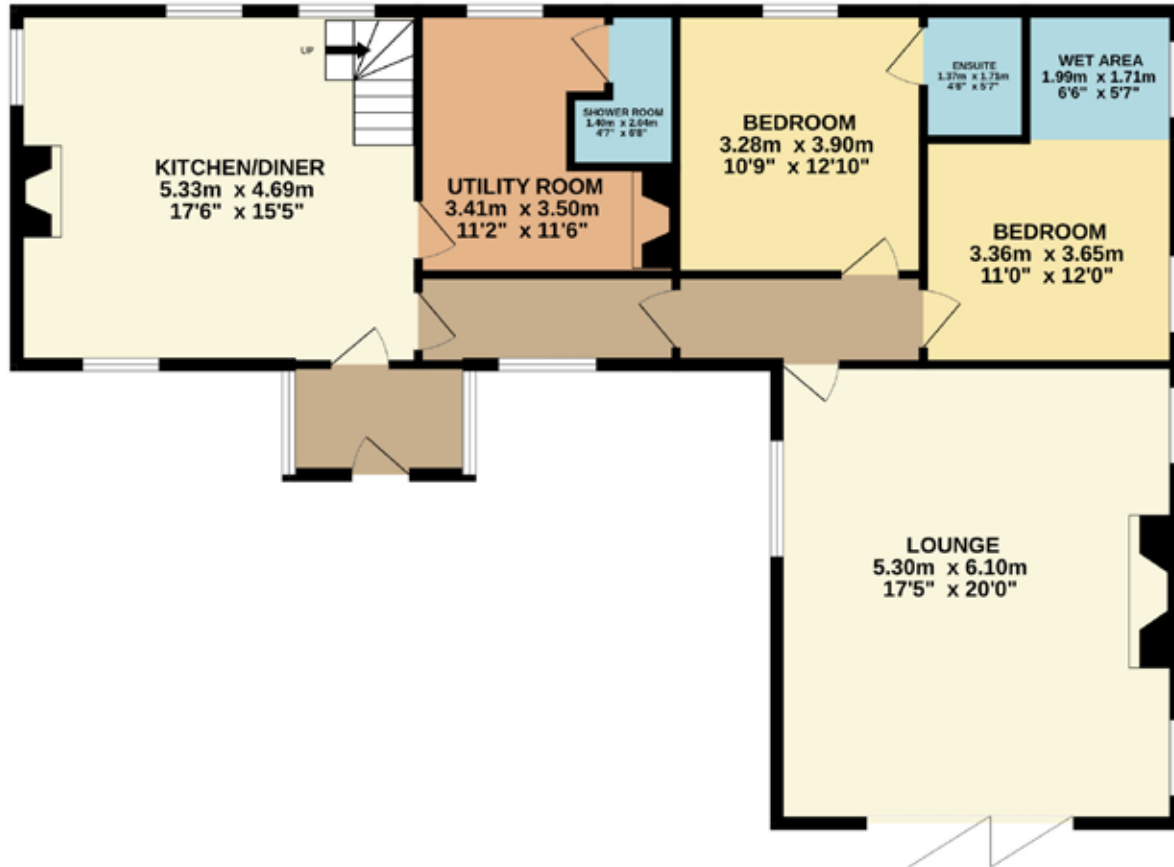
- **Double Bedroom 1**

With two windows to the rear affording lovely views across the surrounding countryside and the Old Water. A wet room has been installed within this bedroom, which at the time was required for a family member with disabilities. We are of the opinion that a stud wall could be erected making this a perfect en-suite bedroom.

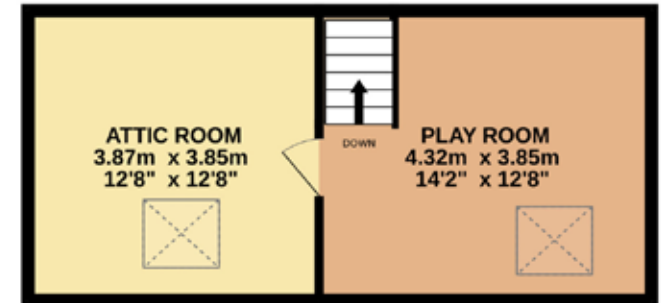


# Floor Plan

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.

Made with Metropix ©2024

• **Master Bedroom 2 (En-Suite)**

With window to the rear and en-suite off. The en-suite is not fully isolated from the bedroom and may benefit from a stud wall.



**FIRST FLOOR**

Accessed via the spiral staircase from the kitchen there are two rooms currently utilised as bedrooms. Both have large velux windows and ample room to accommodate a double bed.

**SERVICES**

| Water | Drainage    | Electricity | Heating                  | Council Tax | EPC    |
|-------|-------------|-------------|--------------------------|-------------|--------|
| Mains | Septic Tank | Mains       | Oil / Wood burning stove | E           | F (37) |

**OUTSIDE**

Midrig benefits from its own mature garden grounds which are laid mainly down to lawns with a raised timber decking patio providing the perfect place for family and social entertaining.

**THE STABLES AND LAND**

Midrig benefits from a purpose-built stable block which is of box profile constructions and was erected about 3 years ago and contains two large stables. One of the traditional buildings is also utilised as stabling to include a washroom and a tack room. The traditional buildings may have some development [potential for change of use, however, interested parties should make their own enquiries in this respect.

The grazing land amounts to about 5 acres and is currently utilised for equestrian grazing. One of the field enclosures gently slopes down to the banks of the Old Water (tributary of the Water of Cairn), where riparian fishing rights are available to the owners of Midrig.

**HOME REPORT**

There is no requirement for a home report given that the property is utilised for equestrian / agricultural purposes and therefore seen as mixed use.







### **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, **Cavers & Co'** 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.

### **INGOING**

There are no ingoing claims affecting the property.

### **WARRANTY CLAUSE**

Whilst the central 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.

### **MINERAL & SPORTING RIGHTS**

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

### **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 November 2025  
Some photos taken 2024***



## Sale Plan

**ABOUT 2.39HA (5.90ACRES)**

