



WILLIAMSON
& HENRY
Solicitors & Estate Agents



SIX FARTHINGS

NEWTONAIRDS, DUMFRIES, DG2 0JL

Unique opportunity to purchase a 4 bedroom detached bungalow located within the grounds of the former walled garden of Newtonairds House.



Accommodation:

Ground Floor:

Entrance Porch
"L" Shaped Hallway
Kitchen / Diner
Utility
Rear Hallway
Cloakroom
Dining Room
Sitting Room
3 Double Bedrooms (1 with ensuite & dressing area)
Single Bedroom
Bathroom

Outside:

Garage
Large walled garden
Pond
LPG Tank

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Unique opportunity to purchase a spacious 4 bedroom detached bungalow offering light, bright flexible accommodation throughout located in a large plot occupying the former walled gardens of the historic Newtonairds House which dates back to around the 1800s. Original estate potting shed, pond and tarmacadam driveway with parking.

Lying within 10 miles of Dumfries you are ideally located within the beautiful countryside of Dumfries & Galloway. You have a pleasant drive to Dumfries town centre where you will find the local and larger amenities. Schooling is readily available, and you are also ideally located for access to major road links (A74).

Dumfries is a market town and former royal burgh which has a wide range of services and local amenities as well as being well connected to the A75 main trunk road, east and west.

ACCOMMODATION

Entered through a solid wooden door with glazed panel to side, from the front garden.

ENTRANCE PORCH **1.64m x 2.9m (5'5" x 9'6")**
Ceiling light. Ceiling cornicing. Carpet. Glazed doors leading into hallway.

"L" SHAPED HALLWAY **5.51m x 2.01m x 3.0m x 9.32 (18'1" x 6'7" x 9'11" x 30'7")**

Gives access to all accommodation. 2 radiators. Built in cupboard with shelving. Smoke alarm. Loft access hatch. Ceiling lights. Carpet.

KITCHEN/DINER **8.17m x 3.34m (26'10" x 10'11")**
This large spacious room runs the full depth of the house and is accessed directly from the hallway. Partially laid to carpet and partially to tile effect vinyl flooring with two separate open plan areas:-

Dining Area
Large double glazed picture window to front with radiator beneath, curtain track and curtains above. Ceiling cornicing. Ceiling light. Carpet.

Kitchen Area **3.88m x 3.11 m (12'9" x 10'2")**
Spacious kitchen area. Solid wooden fitted kitchen units with Formica work surface above and tiled splash back. Built in Trinity electric double oven. Built in hob. Stainless steel sink with taps. Integrated built in breakfast bar. Large double glazed picture window to rear with curtain track and curtains above. Ceiling cornicing. Ceiling light. Hatch to formal dining room. Large walk in pantry cupboard with shelving and light. Radiator. Tile effect vinyl flooring. Doorway leading to:-

UTILITY **2.66m x 2.18m (8'9" x 7'2")**
Fitted kitchen unit with Formica work surface. Stainless steel sink with mixer tap above. Tiled splash back. Washing machine. Large double glazed picture window to rear with curtain track and curtains above. Radiator. Ceiling light. Ceiling cornicing. Vinyl flooring. Doorway leading to:-

REAR HALLWAY **1.16m x 2.32m (3'10" x 7'7")**
Built in cupboard with shelving and coat hooks. Ceiling light. Ceiling cornicing. Vinyl flooring. Integral door leading to garage. Wooden door leading to garden.

CLOAKROOM **0.93m x 1.87m (3'1" x 6'2")**
White wash hand basin and W.C. Tiled floor to ceiling. Slimline radiator. Obscure double glazed window to rear with curtain track and curtains above. Ceiling cornicing. Ceiling light. Carpet.

SITTING ROOM **4.61m x 6.16m (15'1" x 20'3")**
Bright and spacious room. Ceiling cornicing. Ceiling lights. Sliding French doors leading out to garden with curtain pole and curtains above. Large double glazed picture window to side with curtain pole and curtains. Radiator. Stone fireplace with slate hearth. Electric flame effect fire. T.V. aerial point. Wall lights. Carpet. Opening into:-

DINING ROOM **3.28m x 2.88m (10'9" x 9'5")**
Large picture window over rear garden with radiator beneath, curtain track and curtains above. Serving hatch into kitchen. Ceiling cornicing. Ceiling light. Carpet.

DOUBLE BEDROOM 1 **3.34m x 4.44m (10'11" x 14'7")**
Spacious and bright room. Large picture window over garden with curtain track and curtains. Radiator beneath. Built in wardrobes with hanging rail and shelving. Ceiling cornicing. Ceiling light. Carpet.

DOUBLE BEDROOM 2 **3.45m x 3.79m (11'4" x 12'5")**
Bright and spacious room. Built in wardrobes. Double glazed window to rear with curtain track and curtains above. Radiator beneath. Ceiling cornicing. Ceiling light. Carpet.

DOUBLE BEDROOM 3 **4.33m x 3.79m (14'2" x 12'5")**
Radiator. Ceiling cornicing. Ceiling Light. Large window overlooking garden with curtain track and curtains above. Carpet. Doorway leading to:-

DRESSING AREA **0.88m x 1.95m (2'11" x 6'5")**
Built in wardrobes. Spotlight. One side formerly used as sauna which can be accessed from en-suite. Carpet. Doorway leading to:-

EN-SUITE **1.55m x 2.04m (5'1" x 6'8")**
Built in vanity unit with coloured sink and W.C. Shower cubicle with mains shower. Tiled floor to ceiling. Large obscure glazed window to front. Ceiling Light. Moasic effect vinyl flooring.

SINGLE BEDROOM
Light and bright room. Ceiling light. Ceiling cornicing. Carpet.

BATHROOM **2.74m x 2.35m (9'0" x 7'9")**
Coloured bathroom suite of wash hand basin, W.C., bidet and bath with mixer tap, shower above and shower curtain track. Tiled floor to ceiling. Large obscure glazed window to front. Radiator. Ceiling spotlight. Ceiling cornicing. Cork tiled floor.

OUTSIDE

GARDEN
Six Farthings sits within a magnificent garden plot extending to Which was the former walled garden of the historic Newtonairds House which dates back to around the 1800s. This delightful garden retains the original workshop and gardeners potting sheds to one side. The original walls of the garden wraps round the property providing shelter and is home to a number of fruit trees. To one side is a wrought iron gate within the garden wall which gives access to a delightful 'hidden' woodland garden area which has an abundance of

snowdrops in the springtime. This wonderful garden plays host to a number of wild birds, and red squirrels

To the far end of the garden are a number of former vegetable plots, and fruit growing areas. Although mainly laid to lawn this delightful garden has a number of mature shrubs including buddleias, rhododendrons, azaleas and perennial plants giving colour all year round. Garden pond. There are a number of specimen trees located within the grounds of the garden and driveway of the estate leading to the property this includes wellingtonia and a weeping beech tree.

GARAGE **5.68m x 5.42m (18'8" x 17'9")**
Large garage accessed off large sweeping tarmacadam driveway with up and over door. Electrics and lighting. Hole where oil fired boiler is situated. Shelving. Radiator. Steps leading up to pedestrian door giving access to rear hallway.

BURDENS
The Council Tax Band relating to this property is .

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES
The agents assume that the subjects are served by mains water, mains electricity, and septic tank drainage but no guarantee can be given at this stage.

ENTRY
Subject to negotiation.

HOME REPORT
A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www. onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/WILLI02-126



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 here are not tested and no guarantee is given as to their quantity or efficiency can be given.

 House with Mortgage 10/2021

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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