



Glenhillhaugh
Kirkmahoe | Dumfries | Dumfriesshire | DG1 1QZ

GLENHILLHAUGH

*With lovely views from almost every room,
Glenhillhaugh is excellently positioned and
comprises a charming, detached home with a modern
agricultural building, a generous timber clad
carport, beautiful gardens, quality grazing land and
amenity woodland.*



STEP INSIDE

The property was built in 1815 and has been extended over time. The present owners have undertaken extensive renovation works to the house during their time here, to include a new kitchen, bathrooms, flooring, windows and decoration to name a few. In addition, they have added solar panels (8kw with battery back-up), and an EV charger to the carport. The house offers bright, flexible accommodation and is in turnkey condition throughout.

Glenhillhaugh sits well in its plot with ample driveway parking, lovely views and woodland walks from the doorstep.

Note: The property is located opposite Kilblane Quarry. There is permission in place for the site to be quarried for the next five years, after which time it will become a nature reserve. There are already lovely views over the water, and the quarry is not disruptive to the owners at all.

Accommodation:

The main entrance opens into a light filled hallway. Off to your left is a useful utility area with shaker style cabinets, a granite worksurface and plumbing for white goods. A step up from the utility area leads into the bright L-shaped kitchen. This superb space is fitted with an excellent range of sage green Shaker style cabinets under a black granite worksurface. Integrated appliances include a full-size fridge, two undercounter freezers, a dishwasher, double oven and an induction hob. There are also two undermount sinks. The kitchen enjoys a triple aspect, with a bay window to the front elevation offering far reaching views across the fields to the hills.

The sitting room is a lovely size and enjoys the same views to the hills, via two windows to the front of the property. There is an attractive wood burning stove, glass display shelving and a staircase that leads to the first floor room.

Adjacent to the sitting room is the bright dining room, lit by a large velux window and borrowed light from the attached sun room. Double, part glazed doors connect the dining room and sun room, making this a versatile entertaining space. The sun room also enjoys direct access to the patio and front garden via a glazed door.

The principal bedroom is generous in size and enjoys a dual aspect with open views. There is a modern ensuite bathroom comprising shower over bath, WC, wash hand basin and a mirrored cabinet. There are two further double bedrooms, both enjoying attractive views. The spacious family bathroom offers a bath with handheld shower attachment, a separate shower cubicle, WC, wash hand basin and a mirrored storage cabinet.

Last, but by no means least, is the first-floor room that was added in previous years to form a tower, which at the time was utilised by the resident artist. Accessed via carpeted stairs from the sitting room it is now a lovely home office with built-in furniture and attractive views, but it would equally make a fun fourth bedroom.









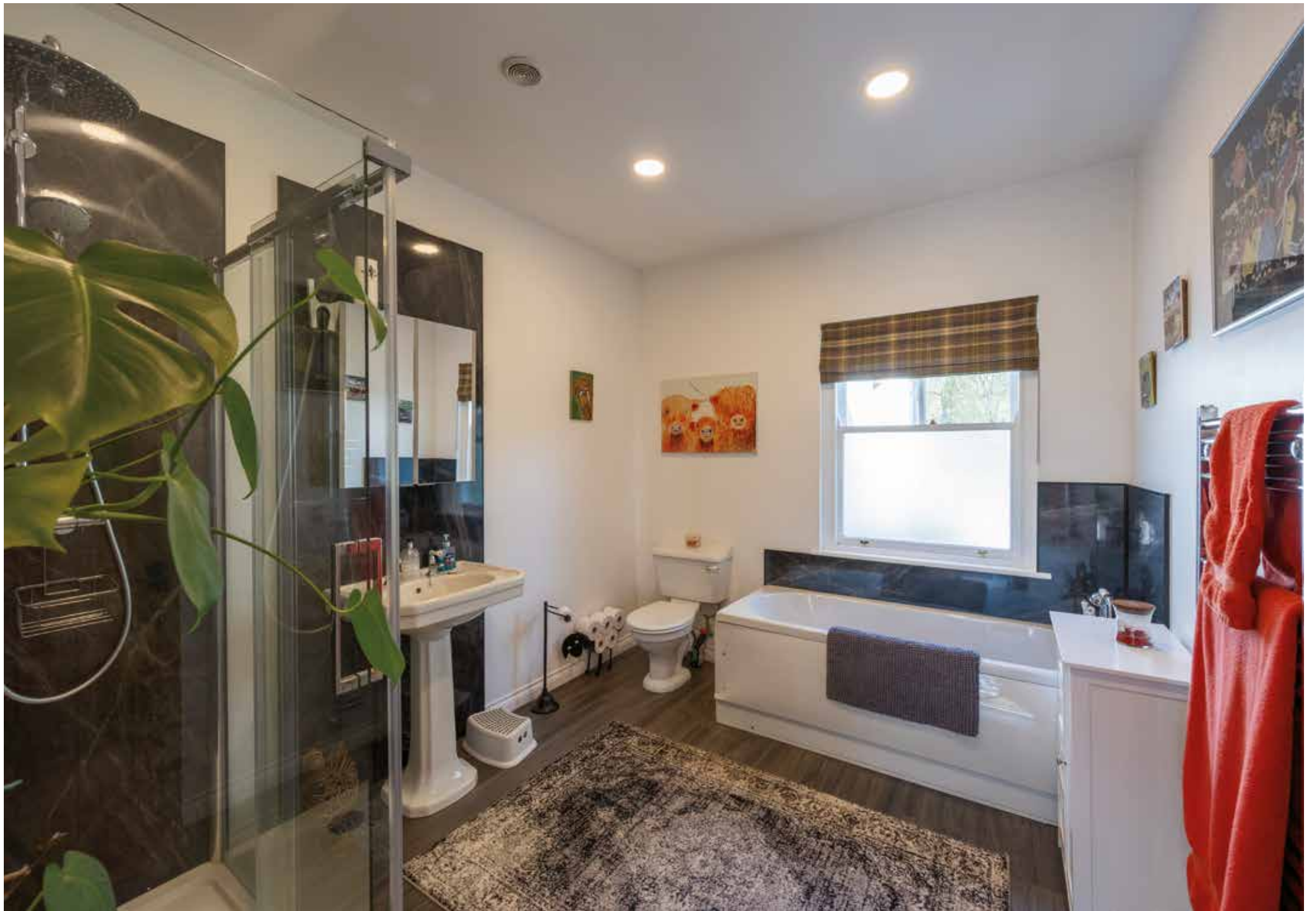














STEP OUTSIDE

The property is approached via a gated entrance and tarmac driveway, that culminates in a generous parking and turning area at the rear of the house. A gravel track then continues down the hill to the agricultural building and stable. The attractive timber clad carport is under a steel box profile roof and offers covered parking for two vehicles, with an EV charging point and a door to a generous store room behind it.

The garden that wraps around the house is fully enclosed and extremely well cared for, with areas of patio, decking, lawned areas and well stocked borders, with many areas to sit and enjoy the surroundings. There are specimen trees, mature shrubs.

To the south of the property is a raised area of lawn with flowering borders and a magnolia tree.









LAND

The amenity woodland and grazing land amounts to approximately 8.89 acres to include the areas occupied by the house, access road etc. The woodland (a combination of oak, ash and sycamore) has been sympathetically planted to provide a shelter belt for the two grazing paddocks. They are awash with bluebells in Spring and a path through the trees provides lovely woodland walks from the doorstep.

The two grazing paddocks are stock proof with water troughs. The paddocks extend to approximately 3 acres. There is an additional small paddock where the stable, a fruit/veg garden and the greenhouse is located.



OUTBUILDINGS

The 60ft x 30ft timber clad agricultural building (Farm Plus) has an insulated steel box profile roof, electronically operated roller door, concrete floor, power and light, and a useful mezzanine area. It is worth noting that there are no planning restrictions on the building and it can be utilised for any purpose.

There is a timber stable and generous wood store, along with a greenhouse.



LOCAL AREA

The property is in a sought-after area just a short drive from the well regarded Duncow Primary School. It is only a couple of miles to Dumfries town centre amenities and edge of town retail areas. There is a vibrant and friendly community here.

Nearby Dumfries offers a wide choice of schooling, with the Crichton University Campus offering a wide variety of further choices. The railway station is a short distance away and both Glasgow and Edinburgh are easily accessible by car.

Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks from the doorstep, sailing, cycling and for the golfer there are many excellent courses nearby.

Directions: Coming from Dumfries drive along Quarry Road until you pass a small graveyard. The property is the next property you will come to, on the right-hand side.
What3words location: ///sharp.brambles.jabs

Glenhillhaugh, Kirkmahoe, Dumfries



reference number 1000595322



Services:

Mains electricity, mains water, oil fired central heating and a wood burning stove, private drainage to septic tank (registered with SEPA and last emptied April 2026). Broadband supplied by BT, with fibre connections available. Double glazed throughout. Solar panels (8kw, with Tesla battery back up). EV charger to car port. External water points and lights.

It is worth noting that the boiler was installed in 2020 and is serviced annually.

Local Authority: Dumfries & Galloway Council. Council Tax Band: F

EPC: A

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

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of formal acceptance of your offer, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties, like us on [facebook.com/fineandcountryscotland](https://www.facebook.com/fineandcountryscotland) and Instagram on [@fineandcountryscotland](https://www.instagram.com/fineandcountryscotland).

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



GROSS INTERNAL AREA
 FLOOR 1: 2150 sq.ft, 200 m², FLOOR 2: 175 sq.ft, 16 m²
 TOTAL: 2325 sq.ft, 216 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

	Current	Potential
Energy efficient - lower running costs	95	109
A		
B		
C		
D		
E		
F		
G		
Energy efficient - higher running costs		



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





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