Glebe House, 39, Glebe Street
Dumfries
DG1 2LQ
Offers over £520,000

www.JHSLAW.co.uk

01387 739000
info@jhslaw.co.uk

Glebe House, 39, Glebe Street, Dumfries, DG1 2LQ

PROPERTY SUMMARY

This exceptional sandstone property combines elegant period character with generous, versatile accommodation in a peaceful yet highly convenient location close to Dumfries town centre.

Beautifully presented throughout, the property boasts a wealth of original features alongside a modern interior finish, as well as impressive outdoor entertaining spaces.

Set within extensive wraparound gardens, it also benefits from a two-storey annex, triple garage and excellent potential for home working or multi-generational living.

EPC: C

- ***Double Storey Annex***
- ***Original Period Features***
- ***Large Plot***
- ***Outdoor Entertaining Room***
- ***Wraparound Gardens***
- ***Convenient Town Centre Location***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers over £520,000

Property Description

This impressive sandstone residence presents a rare opportunity to acquire a substantial family home in a peaceful and private setting, whilst remaining within easy reach of the centre of Dumfries. The property also benefits from the unique addition of a large two-storey annex, ideal for home working or separate accommodation.

Offering an abundance of flexible accommodation, the home can easily be adapted to suit a variety of lifestyles. The spacious, well-proportioned rooms feature high ceilings, elegant period detailing and an abundance of original character throughout.
The ground floor accommodation comprises a vestibule, reception hall, lounge, family room, dining room, kitchen, utility room/WC and a versatile double bedroom. The first floor offers four further double bedrooms and two luxurious family bathrooms.

Externally, the property enjoys extensive wraparound gardens, a sweeping driveway, an excellent entertaining room and a triple garage. The two-storey annex further enhances the property's appeal, offering exceptional versatility for business, leisure or potential accommodation.

Located just a ten-minute walk from Dumfries town centre, the property enjoys easy access to a wide range of popular cafés, restaurants, supermarkets and local amenities. It is also within close proximity of highly regarded primary and secondary schools.

The beautiful Crichton Estate is nearby and is home to Dumfries and Galloway College, the University of Glasgow's Dumfries Campus, scenic woodland walks, local businesses and cultural attractions.

Dumfries and Galloway is renowned for its spectacular countryside, rolling hills and picturesque coastline, making it an ideal location for those seeking a relaxed lifestyle without sacrificing connectivity. Glasgow is approximately one and a half hours away by car or can be reached by direct train from Dumfries station in under two hours. Edinburgh and Glasgow are both accessible in around one hour from nearby Lockerbie station, while direct rail services also provide convenient links to Manchester in just over two hours and London in approximately four hours.

This exceptional property offers a rare combination of period character, generous accommodation and outstanding versatility. Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

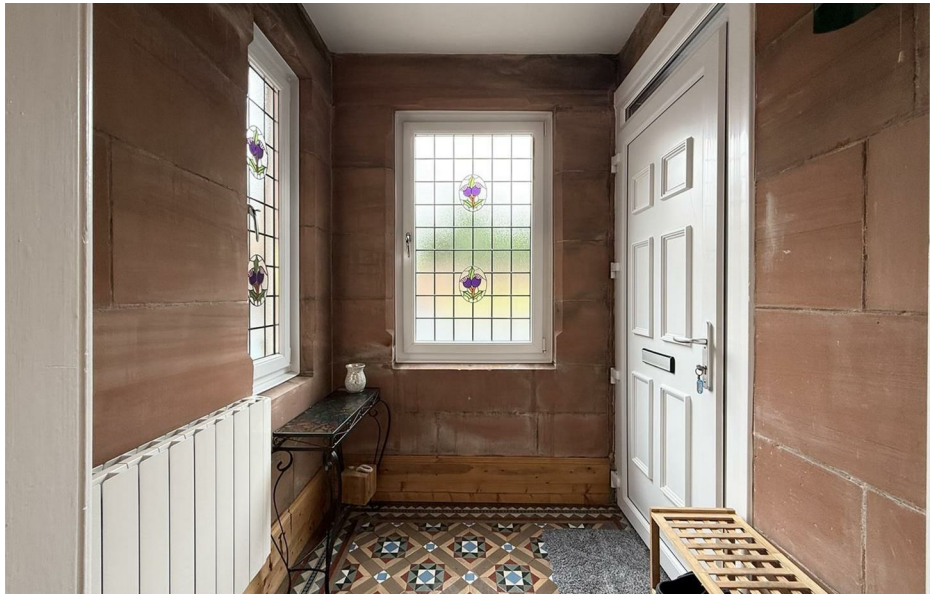
01387 739000

info@jhslaw.co.uk

Vestibule

5'6" x 6'2" or thereby.

Entry to the property is via a welcoming vestibule featuring exposed sandstone walls, stained glass windows and original Minton tiled flooring.



Hall

The reception hall is rich in original period features, including an ornate ceiling rose, a beautiful original staircase and decorative doors leading to the principal reception rooms.

Lounge

16'4" x 14'5" or thereby plus bay area.

The elegant lounge boasts intricate ornamental plasterwork to the walls and ceiling, a charming brick fireplace and a large bay window overlooking the front gardens.

Bedroom 5/ Gym Room

19'0" x 13'1" or thereby at maximum.

A spacious and versatile ground floor room is currently utilised as a gym but could equally serve as a fifth bedroom or additional reception room. The room retains attractive decorative detailing to the walls and ceiling, together with a useful storage alcove and built-in shelved cupboard.

Inner Hall

Accessed from the rear of the property, the inner hallway continues the character of the home with its exposed brick walls.

Dining Room

20'4" x 11'1" or thereby at maximum.

The generous dining room offers an excellent entertaining space and benefits from a glazed door providing direct access to the rear garden.

Family Room

19'0" x 18'8" or thereby.

To the rear of the property is a further reception room, currently used as a family room. This welcoming space features a shelved alcove, an ornate fireplace with decorative tiled surround and a multi-fuel stove.

Kitchen/Dining Room

12'9" x 18'4" or thereby.

The recently refurbished kitchen provides a bright and contemporary living space, fitted with a gas Aga, integrated NEFF oven, composite sink and modern shaker-style wall and base units complemented by quality worktops and matching splashbacks. Large sliding patio doors open onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk

Utility/ WC

6'6" x 9'10" or thereby.
A practical ground floor utility room/WC is fitted with modern gloss units, a solid wood worktop, ceramic sink, tiled splashback and space for white goods.

Bedroom 1

15'8" x 15'1" or thereby at maximum.
The principal bedroom is an impressive double room with dual-aspect windows, including a bay window with bespoke fitted storage beneath, together with an extensive range of built-in wardrobes.

Bedroom 2

13'5" x 17'4" or thereby.
The second double bedroom features an attractive period fireplace and built-in wardrobes.

Bathroom

8'6" x 11'9" or thereby.
The family bathroom is finished to a high standard with fully tiled walls and flooring incorporating underfloor heating. It comprises a bath, large shower enclosure with rainfall and handheld shower attachments, WC, ceramic wash hand basin with chrome stand and a heated towel rail.

Bedroom 3

11'5" x 17'8" or thereby at maximum.
The third double bedroom continues the property's period charm with a decorative fireplace featuring a tiled surround and hearth, picture rail detailing and built-in wardrobes.

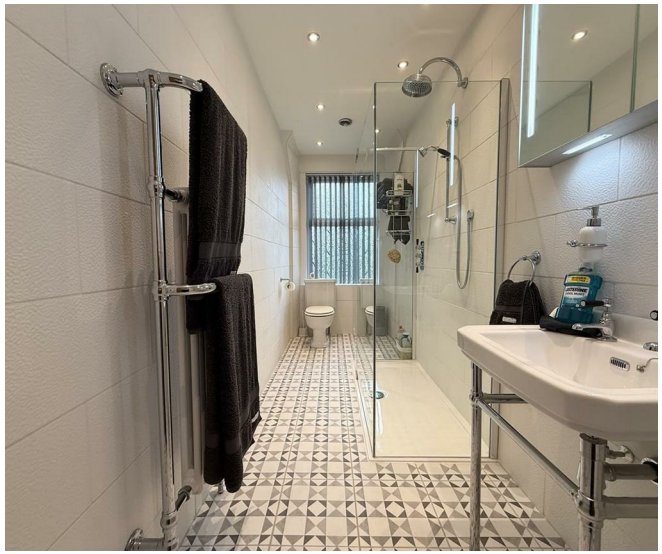
Bedroom 4

11'1" x 14'9" or thereby.
A fourth spacious double bedroom bedroom which benefits from a traditional cast iron fireplace.

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000
info@jhslaw.co.uk



JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk

Shower Room

4'7" x 14'9" or thereby.
The second well-appointed bathroom comprises a large shower enclosure with rainfall and handheld shower attachments, WC, ceramic wash hand basin with chrome stand and a heated chrome towel rail.

Garden

The wraparound gardens are equally impressive, featuring two gated entrances, one with electric gates. A sweeping tarmac driveway leads to the front of the property, where there is a generous lawned garden. To the rear, the landscaped garden is arranged over two paved levels and includes fruit trees together with several useful storage sheds.

Annex

A particularly impressive feature of the property is the detached two-storey annex. Offering exceptional flexibility, the ground floor currently provides workshop or storage space, while the upper floor offers a spacious office accessed via an attractive oak staircase. The building benefits from both heating and air conditioning, making it ideal for those wishing to operate a business from home. Subject to the necessary consents, it also offers excellent potential for conversion into self-contained accommodation.

Garage

31'2" x 27'2" or thereby.
The substantial garage benefits from an insulated electric roller door and provides parking for up to three vehicles. It also features light, power, a separate fully fitted WC and a water tank.

Entertainment/BBQ Room

12'5" x 15'5" or thereby.
Accessed via the garden, the purpose-built entertaining room provides an outstanding space for year-round socialising. With timber bi-fold doors opening on both sides, together with light and power, it offers an ideal setting for family gatherings and entertaining guests.

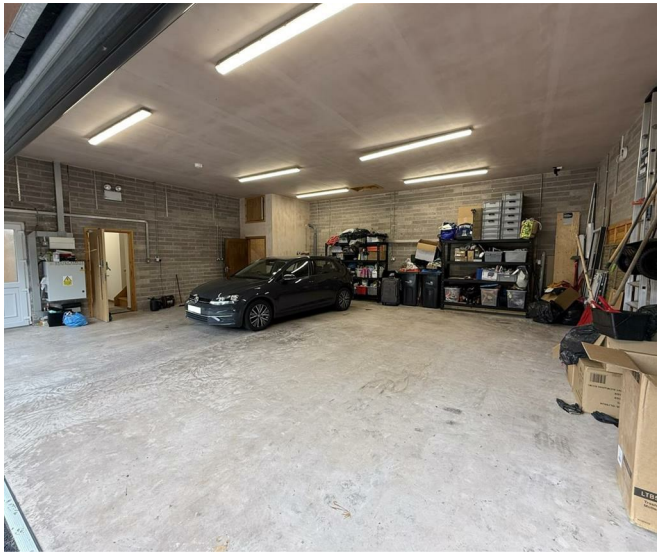
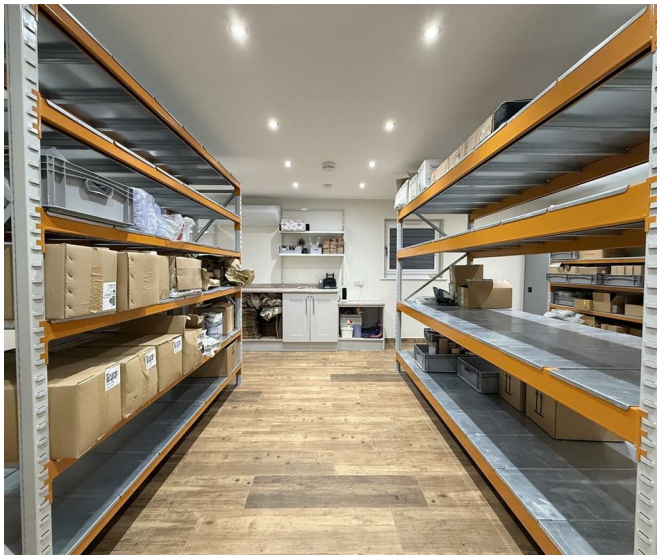
Viewing

By arrangement with the Selling Agents.

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000
info@jhslaw.co.uk

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

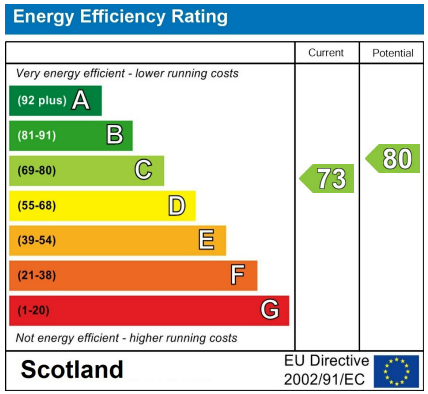
www.JHS LAW.co.uk

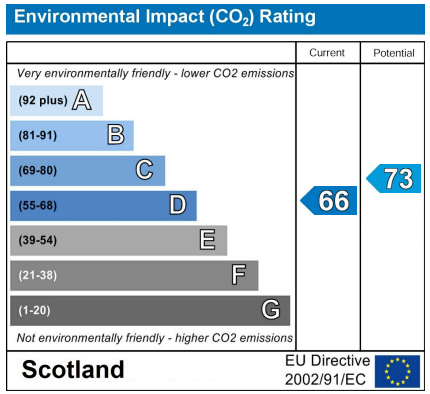
01387 739000

info@jhslaw.co.uk

Glebe House, 39 Glebe Street Dumfries DG1 2LQ

House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Detached	Freehold	F	C	D





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

JHS LAW
8 Bank Street, Dumfries
DG1 2NS

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk

@JHS LAW

@johnhendersonandsons

www.JHS LAW.co.uk

01387 739000

info@jhslaw.co.uk