



Dunscore, Dumfries, DG2 0SS

Offers Over £265,000



- Traditional three-bedroom cottage set within approx 1/2 acre plot
- Three well-proportioned double bedrooms
- Sizeable kitchen/dining room with excellent potential
- Substantial triple garage/workshop with power and lighting
- Requires upgrading throughout, offering excellent development potential
- Stunning open countryside views to front and rear
- Spacious lounge with log burner and multi-aspect light
- Generous internal layout with large hallway
- Additional outbuildings and storage units within the grounds
- EPC – E | Council Tax Band – E

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Hunters Dumfries are proud to present this traditional three-bedroom cottage, set within approximately half an acre of land and enjoying truly outstanding open views across the surrounding countryside. Positioned just outside the popular village of Dunscore, the property offers a rare opportunity to acquire a home with space, privacy and significant potential in a highly desirable rural setting.

Internally, the property offers generous accommodation including three double bedrooms, a spacious lounge with log burner, and a sizeable kitchen/dining room. While the property does require upgrading throughout, it provides a solid foundation for redevelopment, allowing a purchaser to modernise and create a home tailored entirely to their own style and requirements.

Externally, this is where the property truly excels. The plot extends to approximately half an acre and is surrounded by open farmland, with uninterrupted views to both the front and rear across rolling countryside towards Moniaive and Dunscore. The setting offers a peaceful and private lifestyle, immersed in nature, with open skies, agricultural land and a strong sense of rural tranquillity.

A particularly notable feature is the substantial triple garage/workshop, offering exceptional versatility. Whether for agricultural use, vehicle storage, mechanical work or hobby space, the scale and practicality of this building significantly enhance the overall proposition and set the property apart from others in the market.

The location strikes an ideal balance between rural living and accessibility. Dunscore itself is a well-regarded village with a strong community feel, offering a popular primary school and local amenities, while Dumfries is approximately 6 miles away, providing a wider range of shopping, schooling, healthcare and transport links.

Overall, this is a property that offers far more than just accommodation — it presents an opportunity to create a lifestyle. With space, views, outbuildings and potent

Entrance Porch

Accessed from the front of the property, the entrance porch features tiled flooring and a double glazed window to the front, allowing for natural light. A wall-mounted cloak rack provides space for coats and outerwear, while the porch offers a practical barrier from the elements before entering the main home.

Inner Hallway

A large and characterful hallway running along the front of the property, finished with Laminate flooring. Two windows to the front provide excellent natural light, while exposed roof rafters add to the traditional charm of the cottage. The hallway provides access to all bedrooms, the shower room, living accommodation and loft access.

Kitchen/Dining Room

A sizeable kitchen/dining room offering excellent potential. The current kitchen includes a selection of base units, work surfaces and a small number of wall-mounted cupboards, along with a storage cupboard near the rear door.

The room benefits from multiple windows to both the front and rear, allowing for an abundance of natural light, as well as a door providing direct access to the garden. Exposed roof rafters continue the characterful feel of the home. The kitchen would benefit from modernisation, presenting an opportunity to create a bespoke space tailored to individual requirements.

Lounge

A generously proportioned living room featuring a log burner set within a brick surround, complete with a solid hearth and mantel. The room enjoys windows to the front and side, along with sliding patio doors to the rear garden, creating a bright and inviting space with a strong connection to the outdoors.

Bedroom One

A double bedroom positioned at the end of the property, benefiting from windows to both the front and rear, allowing for excellent natural light and views. The room features exposed roof rafters and a mix of finishes, including traditional barn-style effect walls.

Bedroom Two

A double bedroom located to the rear of the property, with a window overlooking the garden and exposed roof rafters.

Bedroom Three

A further double bedroom positioned to the rear, similar in size and layout, also benefiting from exposed roof rafters and a window to the rear.

Home Office

A versatile room currently utilised as a secure storage space. (Please note this room was not accessible at the time of inspection due to its current use.) The space offers potential for use as a home office or additional storage.

Shower Room

Fitted with tiled flooring and comprising a corner shower enclosure, pedestal wash hand basin and low-level WC. The shower and sink areas benefit from full-height tiled splashbacks. Additional features include a ceiling extractor, opaque window to the rear and a wall-mounted towel rail.

Workshop

A substantial and highly versatile outbuilding, ideal for a range of uses including agricultural storage, vehicle maintenance or workshop use. The space benefits from power and lighting, along with three up-and-over electric doors operated via fob access, allowing for easy entry for larger vehicles.

A side access door provides additional convenience, and the scale of the building comfortably accommodates multiple vehicles or equipment. Included within the sale are the existing shelving and storage units, along with a ride-on lawnmower.

Vehicular access is available to the side of the property, although groundworks would be required to fully utilise access to all three garage doors.

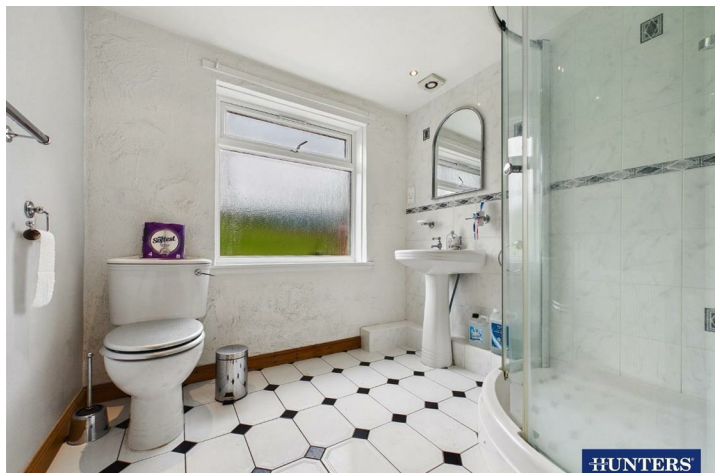
External

To the front, the property benefits from a small garden area with a pathway leading to the entrance, along with oil storage servicing the property. The setting is a key feature, offering uninterrupted views across surrounding farmland and countryside.

To the rear, the property sits on approximately half an acre of predominantly lawned garden, offering excellent outdoor space. The garden includes two sheds and a substantial additional storage unit, which is wind and watertight and offers further storage potential.

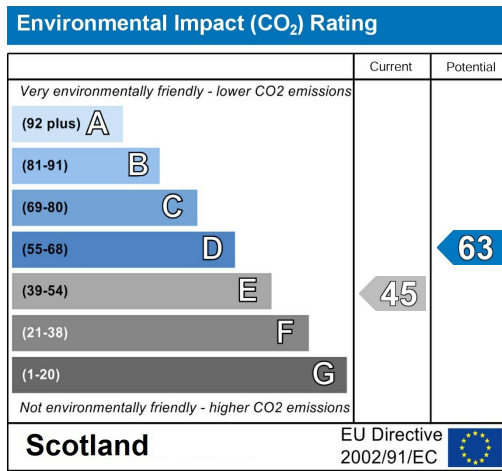
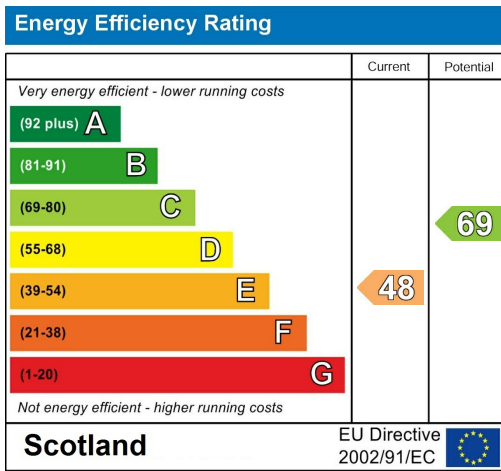
The property further benefits from an attached outbuilding forming part of the original structure, which was not accessible at the time of inspection and offers additional potential subject to confirmation.

The outdoor space is a standout feature, with open views to both the front and rear across rolling countryside towards Moniaive and Dunscore, creating a peaceful and private rural setting.





Energy Efficiency Graph



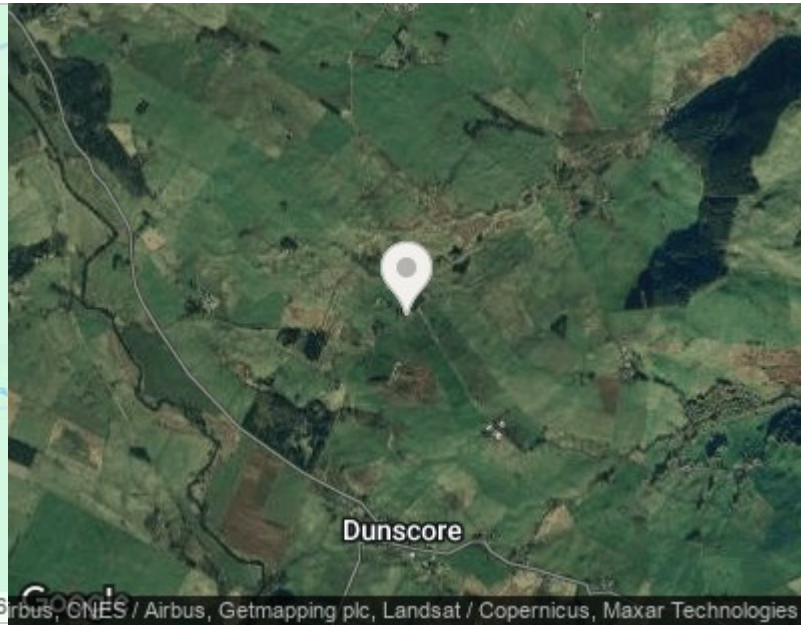
Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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