

Maxwellfield
Annan Road | Dumfries | Dumfriesshire | DG1 3SE

FINE & COUNTRY

MAXWELLFIELD

Maxwellfield is a lovely, detached family home set in a private position and offering the best of both worlds; a peaceful location with agricultural land and woodland, yet with the benefit of being on the edge of Dumfries town centre.



ACCOMMODATION

Sitting on approximately 8 acres in all, it includes two paddocks that extend to 4.25 acres, a large garden, a steading/yard with steel frame outbuilding and stable, mixed species woodland and a smart, modern two bedroom bespoke built lodge with adjacent garden room and laundry/store. Overall, it is an ideal smallholding or equestrian/business/lifestyle opportunity.

Built in 1985, the main house offers flexible accommodation, with good quality fixtures and fittings, and plenty of natural light throughout. The current owners have undertaken a programme of refurbishment over the past ten years, to include a bespoke kitchen, fitted utility room, flooring, new bathrooms, new windows (installed 2025) and general redecoration.

Accommodation

The present main access is via the side porch, with tiled floor, cloaks area and internal door to the integral double garage. Two steps up from the porch lead into the utility room.

The utility room is fitted with an excellent range of navy blue fitted units and complementary worksurfaces. There is a tiled floor, stainless steel sink, integrated microwave/combi oven and plumbing for white goods. From here you access the main hall, which offers direct access to all ground floor rooms, and has a carpeted staircase leading to the first floor, with understairs cupboard.

The kitchen/dining/family room is the heart of the home and bathed in natural light via a wall of sliding glazed doors that lead out to the smart paved terrace, with views over the garden. The bespoke kitchen was sourced from, and designed by, Callerton Kitchens. There are an excellent range of Shaker style units with Dekton marble effect worksurfaces, an electric Aga, a large central island housing the deep inset sink, integrated dishwasher and wine rack, a deep pantry cupboard, and other integrated appliances include a full height fridge and freezer. There is an attractive solid wood floor, ample space for dining and a lovely sitting area by the wood burning stove.

The cosy sitting room is located on the other side of the hall and enjoys a dual aspect with windows to the front and side elevations. This room enjoys a solid wood floor and boasts a feature stone wall surrounding the open fire.

The conservatory is located to the front of the property and enjoys a south-westerly aspect and views over the garden and up the long driveway. The timbers and glazing would now benefit from being renewed/replaced. This has been reflected in the asking price, and the owners have obtained a quote; please enquire for further information.

There are two bedrooms on the ground floor. The principal bedroom boasts a dual aspect, and a walk-in wardrobe with hanging and shelving. There is a newly installed ensuite shower room comprising a generous shower with rainhead attachment, WC, wall hung vanity unit, heated towel rail and vinyl floor.
The second ground floor bedroom is double in size, enjoys a dual aspect, and has fitted wardrobes with sliding doors.

A family bathroom, comprising freestanding bath, a generous shower with rainhead attachment, and a wall hung vanity unit, completes the ground floor accommodation.

Upstairs, two further double bedrooms can be found. Both have fitted wardrobes, windows to the front elevation, and one of the bedrooms has an ensuite shower room. Also at first floor level is an internal box room and there is a hatch to the attic space.
























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LODGE

This modern, fully insulated bespoke lodge was built approximately 8 years ago. Situated at the northern end of the garden, with a private terrace, wrap-around decking and parking area, it is presently being lived in by a relative of the owners but would equally make an ideal holiday let.

Internally, there is a porch with cloaks area that leads into the spacious and bright open plan kitchen/living/dining room, boasting large windows and French doors on two elevations, with direct access leading out to the decking. The kitchen area offers grey gloss units, an island, marble worktops and integrated appliances. There are two double bedrooms, with the principal bedroom also boasting a large walk-in wardrobe and an ensuite shower room. A bathroom, comprising bath with shower over, completes the accommodation.

Outside, and adjacent to the lodge is a purpose built, fully insulated garden room, with wood effect floor, storage cupboard and a wood burning stove. It's an excellent multi-purpose space, that could make an ideal home office. Attached to this room is a useful, insulated storage room/laundry, with plumbing for white goods.

















OUTSIDE

A long, private tarmac driveway leads to a generous, gravelled parking and turning area by the house.

The gardens wrap around the property and enjoy the sun all day. To the front of the house is a generous lawn, bordered by mature shrubs, bushes and perennials, with a raised paved terrace, ideal for alfresco entertaining. To the northern side of the plot, there are further expanses of lawn flanking the driveway.

There are two stock proof paddocks, ideal for grazing, extending to 4.25 acres. There is also a sizeable area of mixed species woodland, and a hardstanding area with steel frame open-fronted barn and a timber stable. There is space to create a manège or arena if desired.

There is an integral double garage, with electronically operated door, power and light, and a separate detached garage with up and over door, power and light.

LOCAL AREA

Maxwellfield enjoys an ideal setting just outside of Dumfries town centre, offering the perfect balance of countryside living and convenient access to town amenities. Easy access to primary and secondary schooling. The property is well placed for commuting, with easy access to the A75 and A76 road networks. Dumfries Railway Station provides regular services throughout the region, while Lockerbie Railway Station, approximately 12 miles away, offers direct connections on the West Coast Main Line, with journey times of around 1 hour to Glasgow, 1 hour to Edinburgh, and just over 4 hours to London Euston.

Dumfries offers a wide range of amenities including supermarkets, independent shops, restaurants, healthcare facilities, golf courses and excellent fishing opportunities along the River Nith. Outdoor enthusiasts are also well catered for, with the scenic Solway Coast nearby and the renowned 7stanes mountain biking trails within easy reach.








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INFORMATION

Services:
House- Mains electricity, mains water supply, electric heating, open fire and a wood burning stove. Private drainage to septic tank (registered with SEPA). Double glazed, with new glazing to all areas except the conservatory, in 2025. Fibre broadband to premises, supplied by BT.
Lodge – Mains electricity, mains water supply, oil fired central heating with new boiler installed in 2025. Private drainage to septic tank (registered with SEPA). Double glazed, Rockwall insulation.

Local Authority: Dumfries & Galloway Council – Band G

Disclaimer: The photograph of the conservatory is an AI image. As mentioned in the main description, the conservatory will require to be replaced/repaired in due course.

Land: The agricultural land extends to approximately 4.25 acres and has a holding number registered with SGRPID.

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

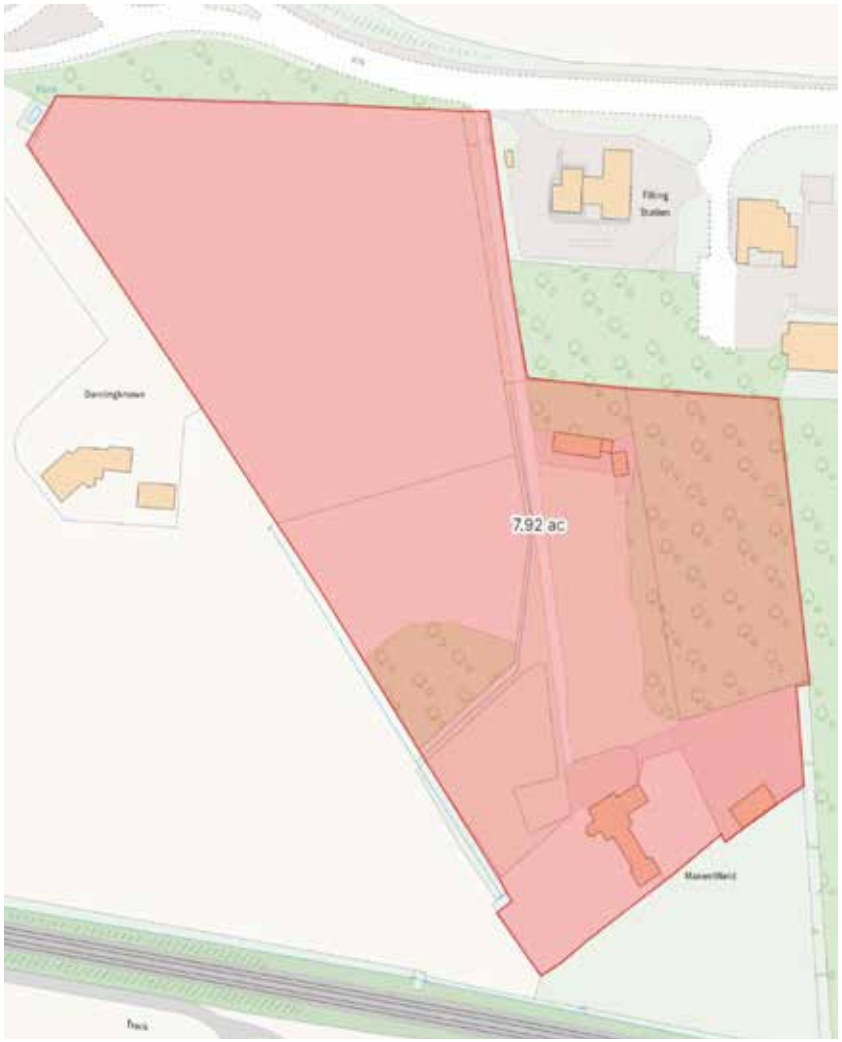
Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) 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 carry out Anti Money Laundering Checks when an offer is accepted. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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 and Instagram on @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.



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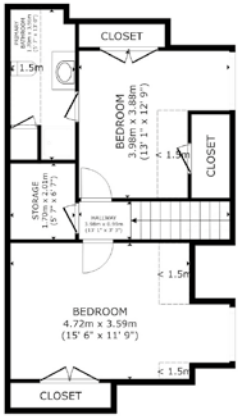
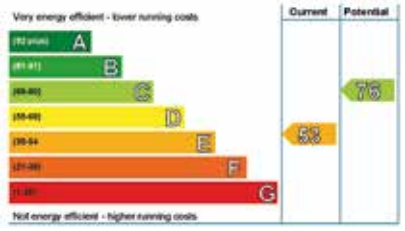
GROUND FLOOR



FIRST FLOOR



LODGE



GROSS INTERNAL AREA
GROUND FLOOR & LODGE 267.0 m² (2,874 sq.ft.) FIRST FLOOR 47.3 m² (509 sq.ft.)
EXCLUDED AREAS : GARAGE 32.0 m² (344 sq.ft.) REDUCED HEADROOM 5.9 m² (64 sq.ft.)
TOTAL : 314.3 m² (3,383 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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 04.08.2026

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY FOUNDATION

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