



TRUSCOT

Barhill Road, Dalbeattie, DG5 4HT



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



TRUSCOT

Barhill Road, Dalbeattie, DG5 4HT

Castle Douglas 7 miles, Dumfries 17 miles, Carlisle 50 miles, Glasgow 91 miles

AN IMMACULATELY PRESENTED DETACHED FAMILY HOME SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA OF DALBEATTIE

- WELL-PRESENTED FIVE BEDROOM FAMILY HOME
- DETACHED WORKSHOP
- PRIVATE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- LANDSCAPED GARDEN GROUNDS
- COUNTRYSIDE AND FOREST WALKS WITHIN A SHORT DISTANCE
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Stephen McLean
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Truscot is an impressive modern property, beautifully designed by the current owners and complemented by excellent outdoor space. The property is situated in a desirable area of Dalbeattie.

The house is arranged over two floors with an inverted layout. Upstairs, there is an impressive open-plan kitchen and living area, a utility room, lounge and two bedrooms. On the ground floor, there are a further two bedrooms, a games room which could also be used as an additional bedroom, and a wet room.

The property benefits from a private driveway running down the side of the house, providing access to the parking area and workshop. The tiered garden features a number of composite decking areas, alongside a combination of lawn and artificial grass.

Truscot benefits from the gym, Evolution Fitness, right on its doorstep. Dalbeattie provides a wide range of essential services with a relatively newly constructed school catering for nursery through to secondary education. The town also boasts a range of retail and professional services, along with a medical practice and leisure facilities. In addition, the former Dalbeattie Primary School is only a short walk away and has recently been transformed into an activity centre known as the Rocks and Wheels project, the much-loved building now has a climbing wall, bouldering facilities, external pump track, café and community meeting spaces. Dalbeattie Forest also boasts one of the 7stanes world-class mountain biking centres. Truscot benefits from having Evolution Fitness gym right on its doorstep.

A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

This part of Southwest Scotland boasts one of the most varied and picturesque landscapes, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of its distinctive coastline. This is a rural county where agriculture and tourism form the backbone of the local economy. The area has been relatively unscathed by modern industry.

Outdoor and sporting enthusiasts are exceptionally well-catered for with opportunities for shooting, fishing, walking, sailing, cycling and golf. Local courses, including Dalbeattie and Colvend, offer excellent facilities, while the Solway Coast provides charming villages and scenic coastal walks.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 65 miles away, and there are international airports in Glasgow (96 miles) and Edinburgh (93 miles). Main train links are available from Dumfries (14 miles) and Carlisle (49 miles) offering an express train to London and Glasgow.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale privately.

GUIDE PRICE

Offers for Truscot are sought **in excess of: £410,000**



VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Truscot is of traditional construction featuring spacious accommodation arranged over two floors, briefly comprising:

FIRST FLOOR

- **Front Entrance**

Accessed via a part-glazed door with two long windows to either side, the entrance opens into the first-floor hallway. The hallway features a wood-burning stove and provides access to the kitchen and the remainder of the accommodation.

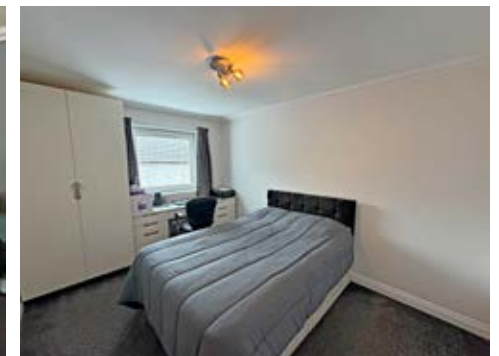


- **Kitchen**

The bright and spacious kitchen is located off the hallway, accessed via bi-folding doors, featuring a range of contemporary floor and wall-mounted units with a selection of integrated appliances, including two ovens, a microwave, coffee machine, pantry, extractor hob and fan and wine cooler. A central island incorporates the sink, dishwasher and integrated bins, complemented by a granite worktop. A bay window provides space for a kitchen table.

- **Sitting Area**

Adjoining the kitchen is a bright sunroom with French doors opening onto the garden.



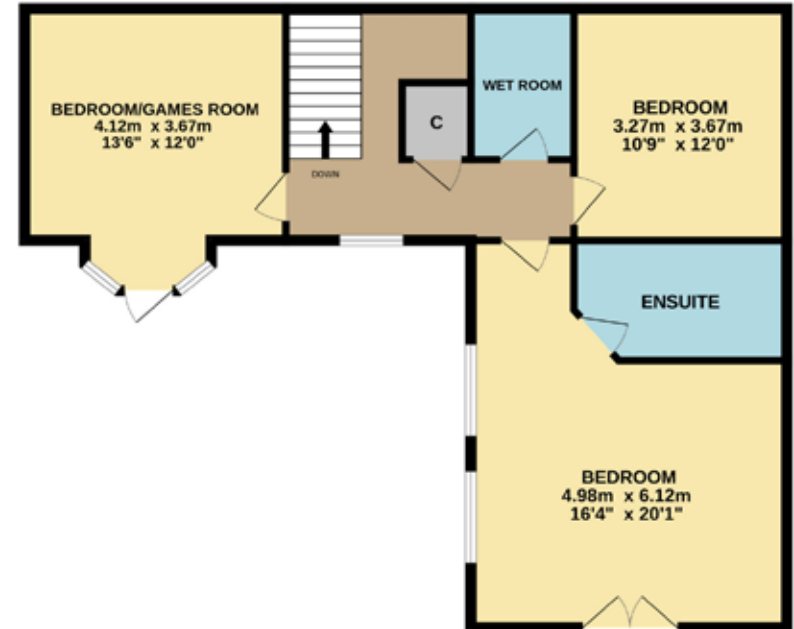
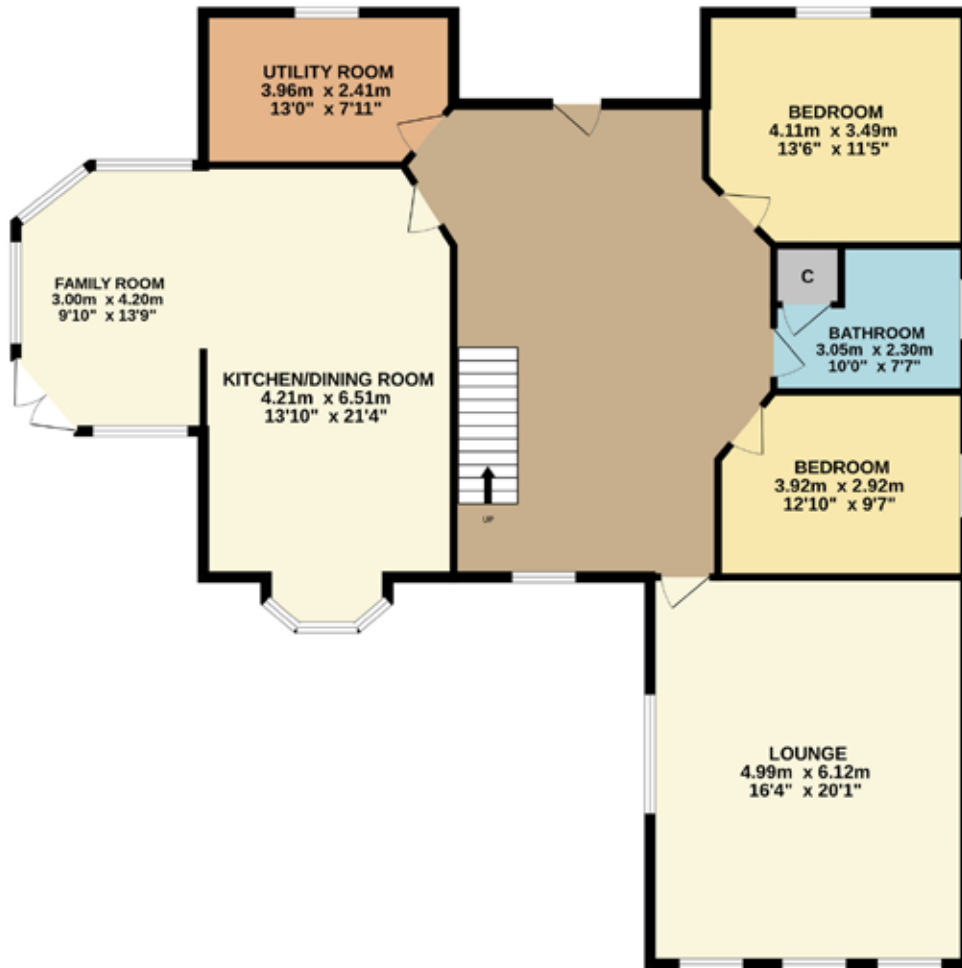
- **Utility Room**

Fitted with a range of floor and wall-mounted units, incorporating a sink and plumbing for white goods. There is also a pulley and a window to the front.

FIRST FLOOR

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

- **Double Bedroom 1**

With built in cupboards and a window to the front.

- **Bathroom**

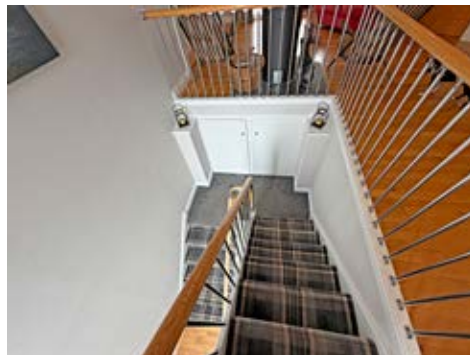
A spacious bathroom fitted with a bath, separate shower, WC and wash hand basin. The bathroom also benefits from built-in cupboards and a window to the side.

- **Double Bedroom 2**

With built in cupboards and a window to the side.

- **Lounge**

A spacious, light filled room with four windows.



HALF LANDING

- **Under-Eaves Storage**

Accessed from the half landing, the under-eaves storage spans the length of the house, providing excellent additional storage.

GROUND FLOOR

- **Hallway**

The hallway benefits from a useful store cupboard.

- **Double Bedroom 3/ Games Room**

Currently used as a games room, this versatile room could also be used as a further double bedroom. It benefits from two windows to the rear and a door providing direct access outside.



- **Wet Room**

Fitted with a walk-in shower, WC and wash hand basin.



- **Double Bedroom 4**
With a window to the side.

- **Double Bedroom 5 & En-Suite**
The spacious master bedroom benefits from double doors opening onto the rear, together with two windows to the side. The room also features built-in cupboards. The en-suite is fitted with a freestanding bath, WC and wash hand basin with waterfall tap, complemented by an LED mirror.



OUTSIDE

The front of the property features composite decking leading to the front door and continuing around the side of the house, where there is a composite fence and gated access to the garden.



The enclosed garden is predominantly laid to lawn, with a combination of artificial and natural grass areas. A composite decking area provides the perfect space for alfresco dining and entertaining.

A tarmac driveway runs down the side of the property, providing ample off-road parking and access to the workshop and timber-framed outbuilding. The workshop measures approximately 11m x 6.5m and benefits from both a roller door and separate personnel door.

***The hot tub is available by separate negotiation.**



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	G	B (84)

***The property benefits from solar panels which are on the Renewable Heat Incentive scheme (RHI).**



HOME REPORT

The home report for Truscot can be downloaded directly from our website:
www.threaverural.co.uk/property

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Stephen McLean, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared August 2026

