



NO'2 NEWTON DRIVE

Dumfries, DG2 0BF



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



No' 2 NEWTON DRIVE

Dumfries, DG2 0BF

Carlisle 36 miles, Glasgow 77 miles, Edinburgh 77 miles

A WELL-PRESENTED & SPACIOUS FAMILY HOME SET WITHIN A QUIET CUL-DE-SAC ON THE PERIPHERY OF THE POPULAR MARKET TOWN OF DUMFRIES

- DETACHED AND GENEROUSLY PROPORTIONED FIVE-BEDROOM HOUSE
- LOW MAINTENANCE GARDEN TO THE REAR INCORPORATING A NEWLY CONSTRUCTED GARDEN ROOM
- OFF-ROAD PARKING VIA A PRIVATE DRIVEWAY
- CONVENIENTLY LOCATED WITHIN EASY DRIVING DISTANCE OF DUMFRIES TOWN CENTRE & MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Katie Stevenson
McJarrow & Stevenson
55 High St
Lockerbie
DG11 2JJ
Tel: 01576 202123



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

No' 2 Newton Drive is situated within a quiet cul-de-sac just on the periphery of Dumfries. This detached property presents as a spacious family home with off-road parking and an enclosed garden to the rear which incorporates a newly erected garden room. The accommodation within comprises of a sunroom, spacious family kitchen / diner, four good sized bedrooms along with a single, a lounge and a welcoming central hallway. Further details of the accommodation can be found later within these sales particulars along with a floor plan showing the layout and dimensions.

This family home has an enclosed, low maintenance garden to the rear which is perfect for alfresco dining during the summer months and also a safe environment for pets and children. A newly erected composite clad summer house, which internally requires some minor finishing, is a fabulous addition to this detached home.

The nearest local services are located within the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, variety of leisure facilities and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling, with the Crichton University Campus offering a wide variety of further education choices. Dumfries has a wealth of events throughout the year including Guid Nychburris, Big Burns Supper, Nithraid River Festival plus a variety of live music and theatre in various venues.

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

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, providing quick access from the south via the M6 and M74. The ferry terminal for Northern Ireland at Cairnryan is 73 miles away, while the international airports of Prestwick (61 miles) and Glasgow Airport (80 miles) are also within convenient driving distance. Mainline railway stations at both Dumfries (4 miles) and Lockerbie (17 miles) offer regular services north and south.



METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 2 Newton Drive are sought **in excess of: £320,000**

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

No' 2 Newton Drive is a detached one and a half storey family home situated in a quiet cul-de-sac. The accommodation briefly comprises:

- **Sunroom**

Open plan to the kitchen / dining room the sunroom has glazing to three sides and double doors which access the rear garden.



- **Kitchen / Dining Room**

The kitchen has a good range of floor and wall units incorporating a Welsh type dresser and an inglenook has been designed to house the cooker. A window is set to the rear. The dining area has ample room to accommodate a large family dining table.

- **Utility Room**

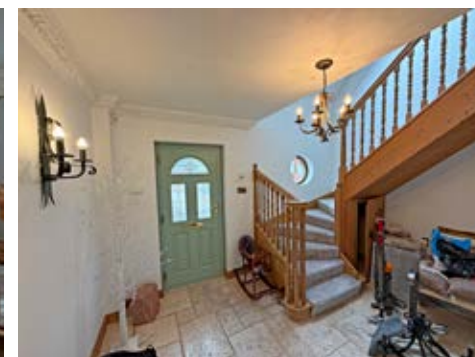
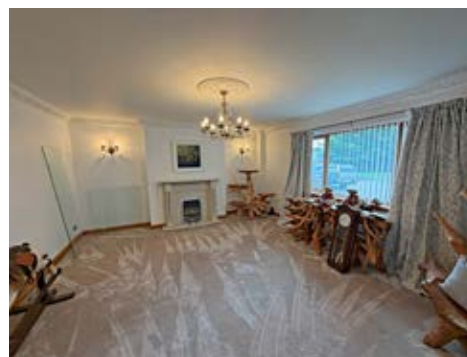
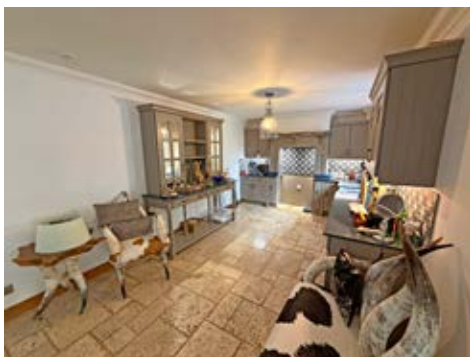
Located just off the dining area the utility has a base unit with a sink set in and a window is set to the rear along with a stable door accessing the garden.

- **Cloakroom**

With a WC & WHB

- **Bedroom 1**

A bright and spacious bedroom with glazed patio doors to the front. Built in cupboards house the hot water tank and Worcester boiler.

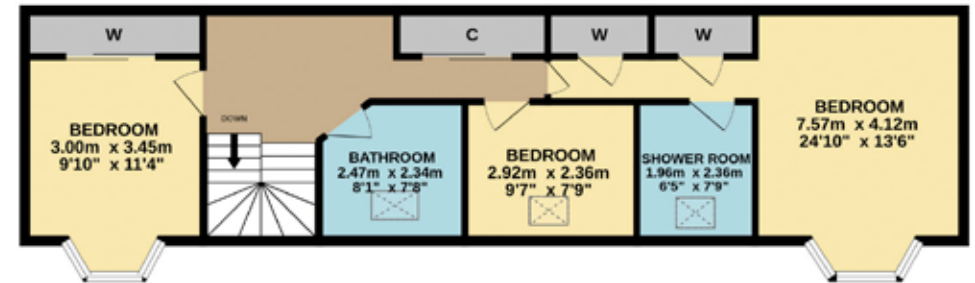


Floor Plan

GROUND FLOOR



1ST FLOOR



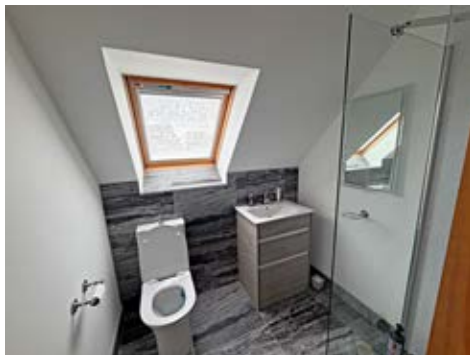
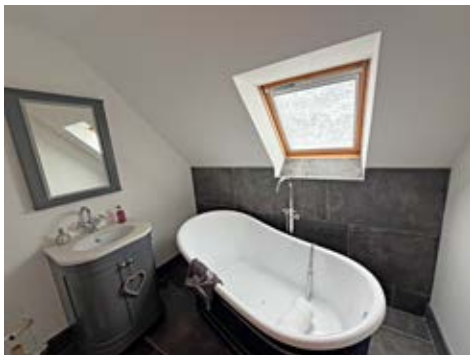
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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- **Central Hallway**
A bright and welcoming central hallway with a wooden staircase accessing the first-floor accommodation.
- **Lounge**
With a large window to the front and an electric fire set into a fireplace.
- **Bedroom 2**
A spacious bedroom with a window set to the front.

FIRST FLOOR

- **Upper Hallway**
With built-in storage cupboards.
- **Bedroom 3**
With a window to the front and built-in wardrobes.
- **Family Bathroom**
With a stylish bathroom suite incorporating a free-standing bath, a window is set to the front.



- **Bedroom 4 / Office / Study**
The smallest of the bedrooms which could be used as an office or study for those working from home. A Velux window to the front.
- **Principal Bedroom 5 (Ensuite)**
Another spacious bedroom with an excellent range of built-in wardrobes with a window set to the front. The ensuite has a WHB set in a modern base unit, WC and a shower cubicle.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Gas	E	

OUTSIDE

There is off road parking to the front and an enclosed garden to the rear which is mainly laid to block paving for ease of maintenance, perfect for the summer months for alfresco dining or family and social entertaining. In addition, there is a newly erected summer house which has composite cladding.

HOME REPORT

The home report for No' 2 Newton Drive can be downloaded from our website: www.threaverural.co.uk/property

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, **Katie Stevenson, McJerrow & Stevenson**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the 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.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

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 AntiMoney 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 October 2026