



GLENLORAC
TINWALD, DUMFRIES

Galbraith



GLENLORAC, TINWALD, DUMFRIES

A stunning family home in an appealing edge of town location.

Dumfries 4 miles ■ Moffat 17 miles ■ Carlisle 34 miles

0.62 acres (0.25 hectares)

Offers over £585,000

- 2 reception rooms. 4 bedrooms
- Spacious family home
- Striking open plan Kitchen/Dining.
- Far reaching countryside views
- Pergola with external seating area
- Garage/ Workshop

Galbraith

Castle Douglas
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SITUATION

Glenlorac is situated in the small settlement of Tinwald approximately 4 miles to the North of Dumfries. Occupying a generous site with stunning far reaching countryside views.

Dumfries is the principal town in the area, and provides secondary schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is home to the Crichton campuses of both Glasgow University and the University of the West of Scotland.

Communications to the area are very good. A bus route nearby runs between Dumfries, Moffat and Glasgow. The bus service from Dumfries to Edinburgh via Moffat is similar, with collections at nearby Amisfield and Parkgate. There are main line railway stations in Dumfries and Lockerbie providing excellent links to both the north and south. M74 motorway link north and south, can be accessed easily by following the A701 North to Beattock (15 miles). International and domestic flights are available from Edinburgh (93 miles) and Glasgow (79 miles).

Forest of Ae to the east is the perfect place to visit, whether you want to relax with a picnic beside the river, watch woodland wildlife, stroll through the trees, or burn off some serious energy on horseback or on the superb mountain bike trails. The waymarked routes include gentle rambles beside the sparkling Water of Ae as well as longer hikes into the hills with wonderful views. Ae Forest covers an area about the size of 10,000 football pitches.





DESCRIPTION

Glenlorac is a stunning build in a desirable edge of town location within the village of Tinwald. Completed in 2015 by the current owners, Glenlorac enjoys the best of both worlds with a peaceful location enjoying countryside views yet with all the local amenities Dumfries offers just a short distance away. With a gross internal floor area of 378 sq metres the house offers generous space with well-proportioned bright and spacious rooms taking advantage of the surrounding open countryside views where possible. Undoubtedly the heart of the home sits within the sociable Kitchen/Dining area. With doors opening to the front, this impressive space allows the perfect place for family to come together and for entertaining friends. The kitchen is of modern finish with a large central breakfast island with integrated hob and under counter oven & grill. The utility room adjoining provides space for under counter washing machine and drier with sink above. To the front of the property the impressive living room provides far reaching countryside views with feature fireplace housing multi fuel stove. Bedroom with doors to the rear and modern jack and Jill shower room complete the accommodation on the ground floor. The property is of a modern finish throughout complemented by the oak finish internal doors and finishing, and feature staircase with steel balustrade on the first floor. A further 3 bedrooms on the first floor, one of which has a modern shower room en suite and walk-in wardrobe, and the master bedroom with far reaching countryside views complete the accommodation on the first floor.



With photovoltaic solar panels, backed up by a 3.3kw battery storage (installed in March 2023), double glazing throughout, oil central heating with underfloor to the ground and radiators on the first floor, Glenlorac offers an energy efficient home particularly considering its size. Externally the double garage/workshop and steel framed seating area provide further hobby or space to unwind with family and friends. The property presents beautifully throughout which has been beautifully maintained by the current owners and offers a delightful opportunity to purchase a home in true turn key condition in sought after rural location.

ACCOMMODATION

Ground Floor:

Staircase Hallway. Kitchen/Dining Room. Utility Room. W.C. Shower Room (Jack and Jill). Bedroom. Living Room.

First Floor:

Master Bedroom. Bathroom. Bedroom. Bedroom En Suite Shower Room / Walk in Wardrobe.

GARDEN

Approached via gate and concrete driveway which continues to the property and loops around with parking to the side and rear alongside the garage & workshop. To the front an area of lawn to each side with some young shrubs planted. To the rear a further area of lawn with potted planted shrubs and an impressive covered seating area enjoying far reaching countryside views. A small garden shed to the rear. The garden is fully bound by a combination of stock proof fencing and hedging. The garden is currently set up with ease of maintenance in mind but the 0.6 acre site presents ample opportunity for the new purchaser to further landscape and plant to suit their specific needs.

Double Garage - (9.2m x 5.5m). Electric Roller door to the front. Housing solar panel controls, battery storage and boiler. Roof mounted photovoltaic solar panels.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Glenlorac	Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band - G	C 80

POST CODE

DG1 3PL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Couch.towel.surcharge.

SOLICITORS

Walker & Sharpe
37 George Street
Dumfries
DG1 1EB

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

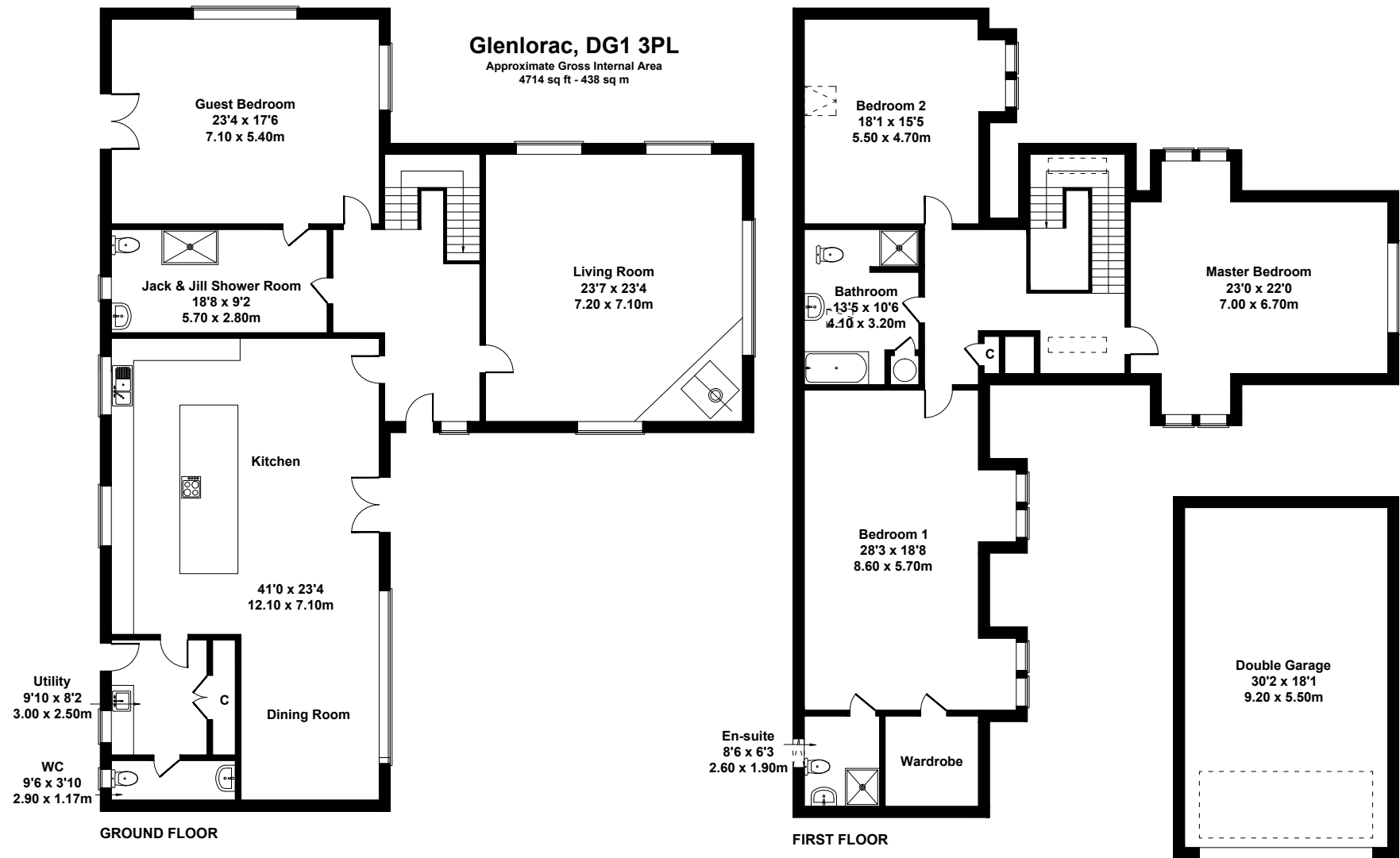
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





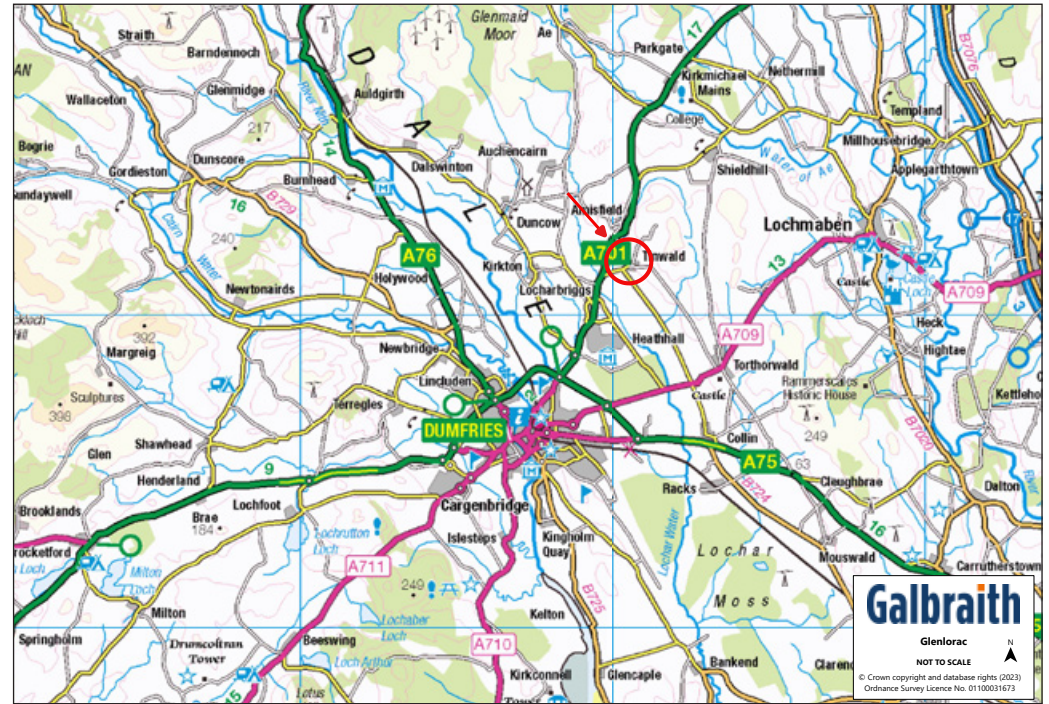
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023.





Galbraith


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