



**SW**  
STANLEY  
WRIGHT

**Burnside**

Parkgate

Dumfries

Dumfries & Galloway

DG1 3LU

An ideal lifestyle or equestrian property with open views across the local countryside and close to Ae Forest

- five bed farmhouse
- six acres of grazing land
- traditional steading with loose boxes & workshops
- hay shed, cubicle shed and silage clamp
- potential for diversification



Burnside is located in a beautiful rural location only 1 mile from Ae Village and the renowned Forest of Ae, one of the UK largest forests and home to the 7stanes mountain bike and walking trail centre.

The farmhouse is surrounded by its own private garden and the adjacent land extends to almost 6 acres of grazing land. With a range of traditional and modern agricultural buildings, the property offers the opportunity for equestrian or self sufficient small scale agricultural use and given the location of the property, there is potential for tourism diversification.

The south west of Scotland, with land rising from the sea to the Southern Uplands, offers a wealth of outdoor pursuits from walking, cycling, fishing, shooting, sailing, golfing and much more.

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Burnside is close to many local amenities including the Ae Bike Shop Cafe. Duncow Primary school is 6 miles away, Locharbriggs is 6.5 miles and has a shop and Post Office and the busy market town of Moffat is 15 miles to the north. The A701 road conveniently links the M74 with Dumfries and the A75 for onwards travel to the west.

The county town of Dumfries (9 miles) has a variety of shops, cafes & restaurants, supermarkets, hospital, schools and a train service running between Carlisle and Glasgow. Lockerbie train station provides travel to Edinburgh, Glasgow and the West Coast mainline.

Dumfries 9 miles  
M74 motorway 13 miles  
Lockerbie 13 miles  
Carlisle 37 miles  
Glasgow 70 miles  
Edinburgh 73 miles





Burnside Farmhouse is a deceptively spacious traditional house built of rendered brick under a slate roof benefiting from oil fired central heating and double glazed windows. The property is in need of upgrading and modernisation and subject to the required consents, it would be suitable for reconfiguration.

Currently the property comprises; open plan kitchen/diner, lounge room with additional sitting room, boiler room/WC and front porch. The staircase splits with a bedroom to the rear of the house and four further bedrooms and bathroom off the main landing on the first floor.

Direct access to the traditional courtyard is further enhanced by a mature hedge enclosing the south facing garden from the surrounding farmland.

The property has great potential and sits in an enviable position.

#### **Porch (Approx. 2.5 x 2m)**

Front door to hallway with storage cupboard under the staircase.

#### **Lounge (Approx. 4.2 x 6.8m)**

Large bright room with open fire.

#### **Kitchen/Diner (Approx. 4.3 x 7m)**

Open plan kitchen/diner with south facing aspect. Fitted with a range of wall and floor units with laminate worktop. Oil fired Rayburn.

Rear hall, back door opens to covered patio area.

#### **Sitting room (Approx. 6 x 3.5m)**

Patio doors and woodburning stove.

#### **Boiler room with WC (Approx. 1.5 x 2.5m)**

Oil fired boiler, toilet and hand basin.

Staircase to first floor.





## Upstairs

**Bedroom 1** (Approx. 4.6 x 3.8m)

Double bedroom with built in wardrobe.

**Bedroom 2** (Approx. 3.7 x 3.8m)

Double bedroom.

**Bedroom 3** (Approx. 4.6 x 3m)

Double bedroom with cupboard.

**Bedroom 4** (Approx. 3.7 x 3m)

Double bedroom.

**Bedroom 5** (Approx. 4.4 x 3.5m)

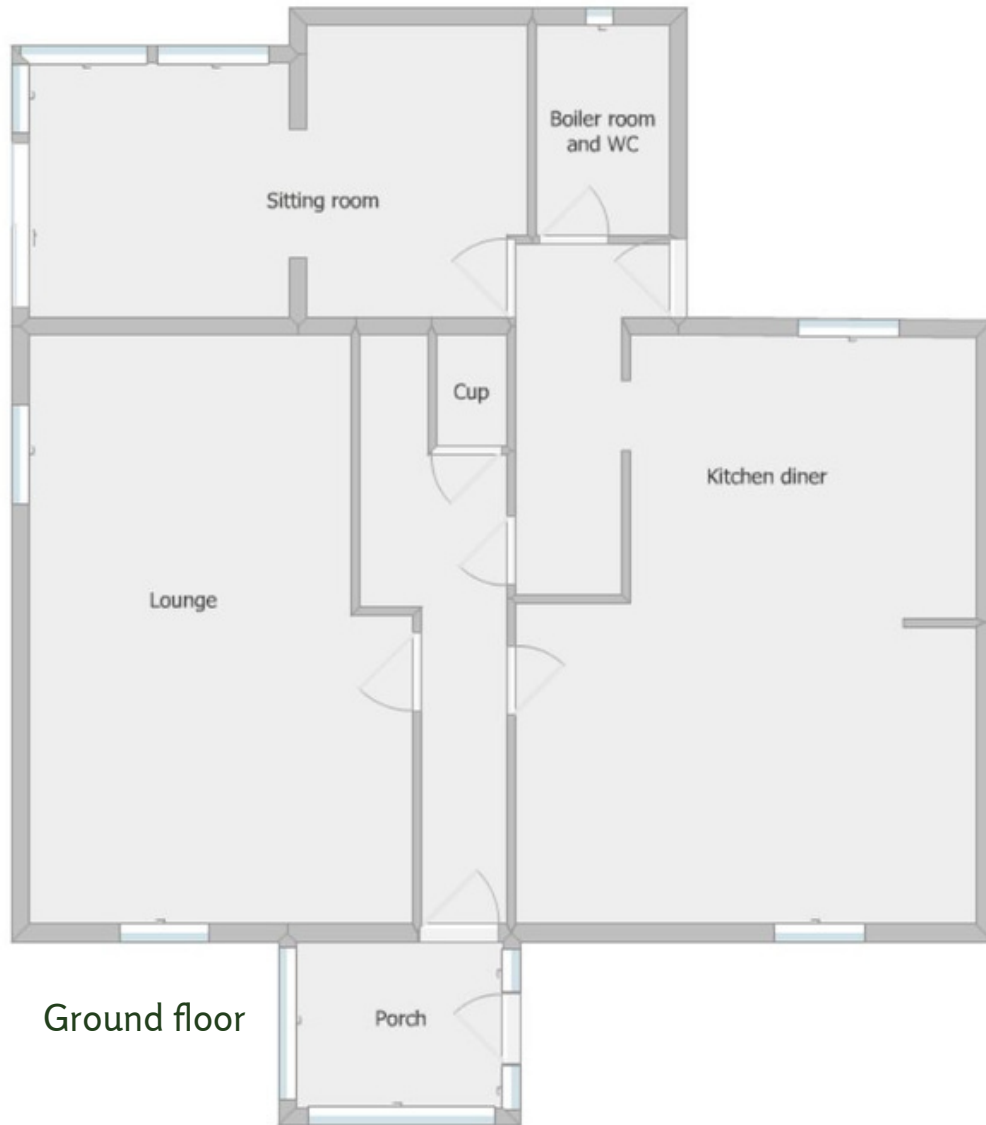
Double bedroom with open fire.

**Bathroom** (Approx 2 x 2.5m)

Bath with electric shower above. Toilet and wash hand basin.



## Floor plans



Ground floor



First floor

### Services:

- Mains electricity and water
- Private drainage with septic tank
- Oil central heating
- Council Tax Band: E
- EPC: E



## Grazing Land

Burnside extends to 7.92 acres (3.22 ha) in total, comprising 5.96 acres of grazing land and a further of 1.96 acres covering the yard, buildings, house and garden. The land is subject to a Short Limited Duration Tenancy expiring on 31 December 2023 whereupon vacant possession will be provided.

The west and northern boundaries will require to be fenced by the purchaser at their sole cost, within 3 months of taking possession, with maintenance thereafter on an equal share. This allows the purchaser to create paddock divisions within the land as they require and further compliments the attractiveness for a lifestyle or equestrian buyer.

An attractive burn bounds the property to the south and creates a field enclosure. Water is available from the farmyard to be piped to newly placed troughs if required.

The land is all down to grass for grazing and is classified as yield class 4.1 by the Macaulay Institute for Soil Research (Land Capability Study).

## Buildings

Only recently ceasing in their agricultural use, the farm buildings at Burnside range from traditional stone workshops to a modern steel portal framed hayshed. An empty slurry tank is also present along with a steel framed cubicle shed with 140 cubicles. Each building lends itself to an alternative use associated with a lifestyle, equestrian or diversified operator.

The buildings comprise:

- Hay shed - 18.6m x 12.20m
- Timber pole barn - 23.20m x 6.10m
- Cubicle shed - 33.60m x 24.20m
- Slurry tank
- Silage clamp - 27.50m x 13.60m
- Range of traditional sheds including cattle byre, former dairy and parlour room, workshops, open byre and 5 separate loose boxes, all of stone construction and with slate or tin sheet roofing.

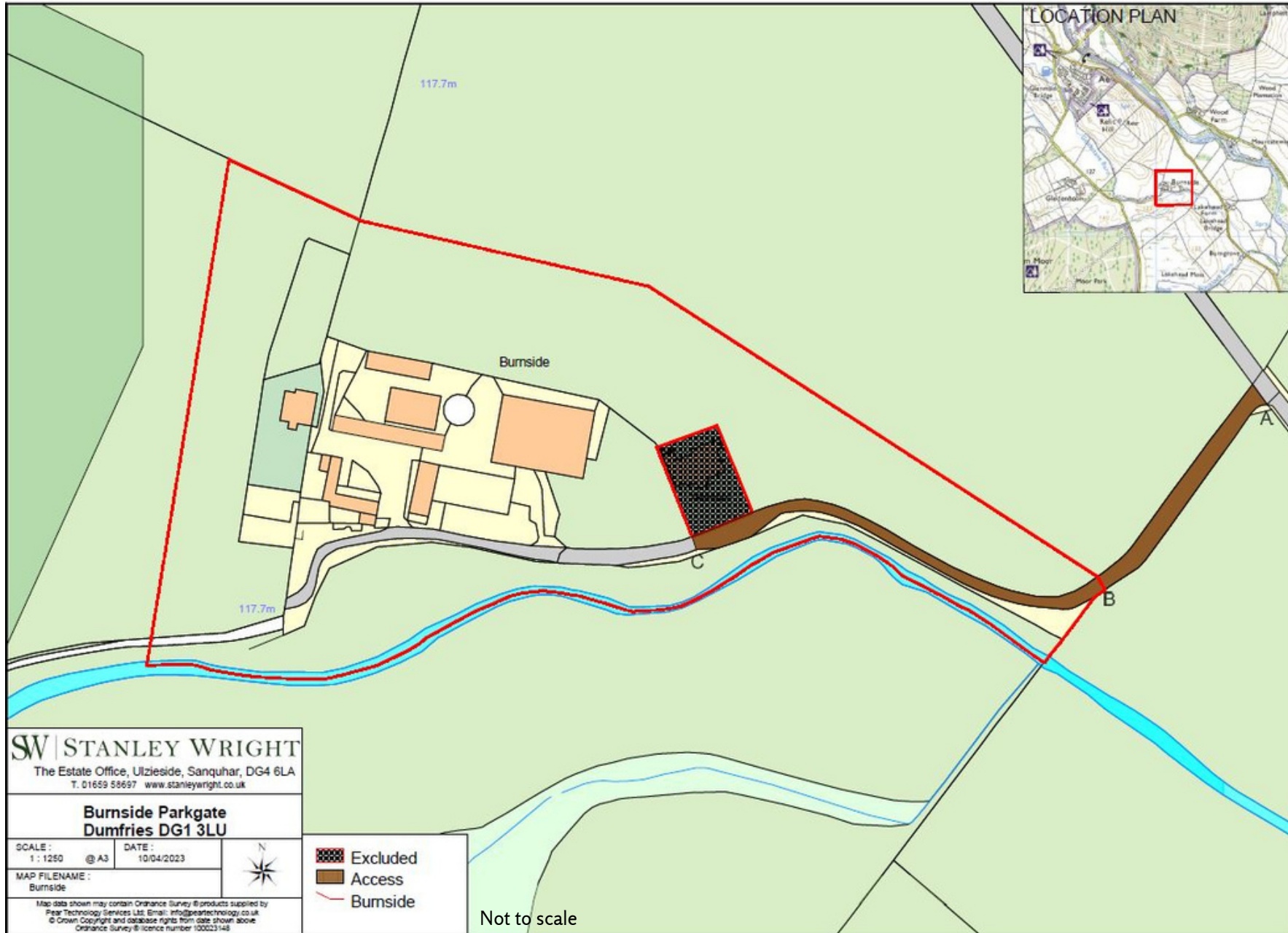








# Location and property plan



What3Words

To find this property using the What3Words app, enter the following 3 words ///gold.dried.spades

Not to scale

# Sale information

## Home Report

Available on request.

## Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

## Entry and Possession

Vacant possession and entry to the farmhouse and steading will be given on completion or such mutual time to be agreed by the seller and the purchaser. Vacant possession of the land will be given on 1 January 2024.

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. 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.

## Third Party Rights & 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 as to have satisfied themselves in respect thereof.

## Note

These particulars do not form any part of any contract.

The statements or plans are not warranted nor to scale.

Approximate measurements have been taken by sonic device at the widest point.

Services and appliances have not been tested and no warranty is given as to their compliance with regulations.

## Access Track

The purchaser will be granted a right of access along the track coloured brown on the plan between points A-B and be responsible for a share of maintenance in conjunction with the seller and the owner of Glenburn Cottage. Glenburn Cottage have a right of access between points A-C with a 25% contribution to maintenance.

## Boundary Fencing

The purchaser will be required, within 3 months of taking possession of the land, to erect a stock proof fence around the boundary of the property at their sole cost. Maintenance and replacement of the boundary fence will thereafter be on an equal share with the owner of the adjoining property.

## Method of Sale

The property is offered to the market for sale as a whole and is not available as individual units.

## The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



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