



SW
STANLEY
WRIGHT

Greenbogue

Tinwald

Dumfries & Galloway

DG1 3QG

Greenbogue is a traditional rural property in need of refurbishment and modernisation. Set in the Dumfriesshire countryside just 4 miles from Dumfries town centre.

- 2 reception rooms
- 3 double bedrooms
- renovation project



Situated just 4 miles from Dumfries town centre, Greenbogue is a former farmhouse set in a quiet rural location with views across the Dumfriesshire countryside.

Sitting to one side of a large plot, the house is in need of refurbishment and modernisation and has the potential to extend, subject to local planning consents.

Greenbogue is a stone built property under slate roof with double glazed windows and doors. The house has an oil fired central heating system with radiators in all main apartments.

The front door opens to a large hallway. To the front of the house are two reception rooms both with fireplaces.

To the back of the house is a double bedroom and dining/breakfast room with open fire and large walk in pantry off this room. Through the dining/breakfast room to the rear of the property is the kitchen and a utility/store room, both with access to the garden. Upstairs are two double bedrooms and a family bathroom.

Outside there is a driveway and large garden, with several mature trees, surrounded by hedges.

Location

Greenbogue is situated 2 miles from the village of Tinwald and around 4 miles from Dumfries town centre. Local services such as convenience stores, post office and petrol stations can be found in Locharbriggs and Heathhall with further amenities in the county town of Dumfries with a variety of shops, cafes & restaurants, supermarkets, hospital, schools and a train service running between Carlisle and Glasgow.

Lockerbie train station, 15 miles away, provides travel to Edinburgh, Glasgow and the West Coast mainline.





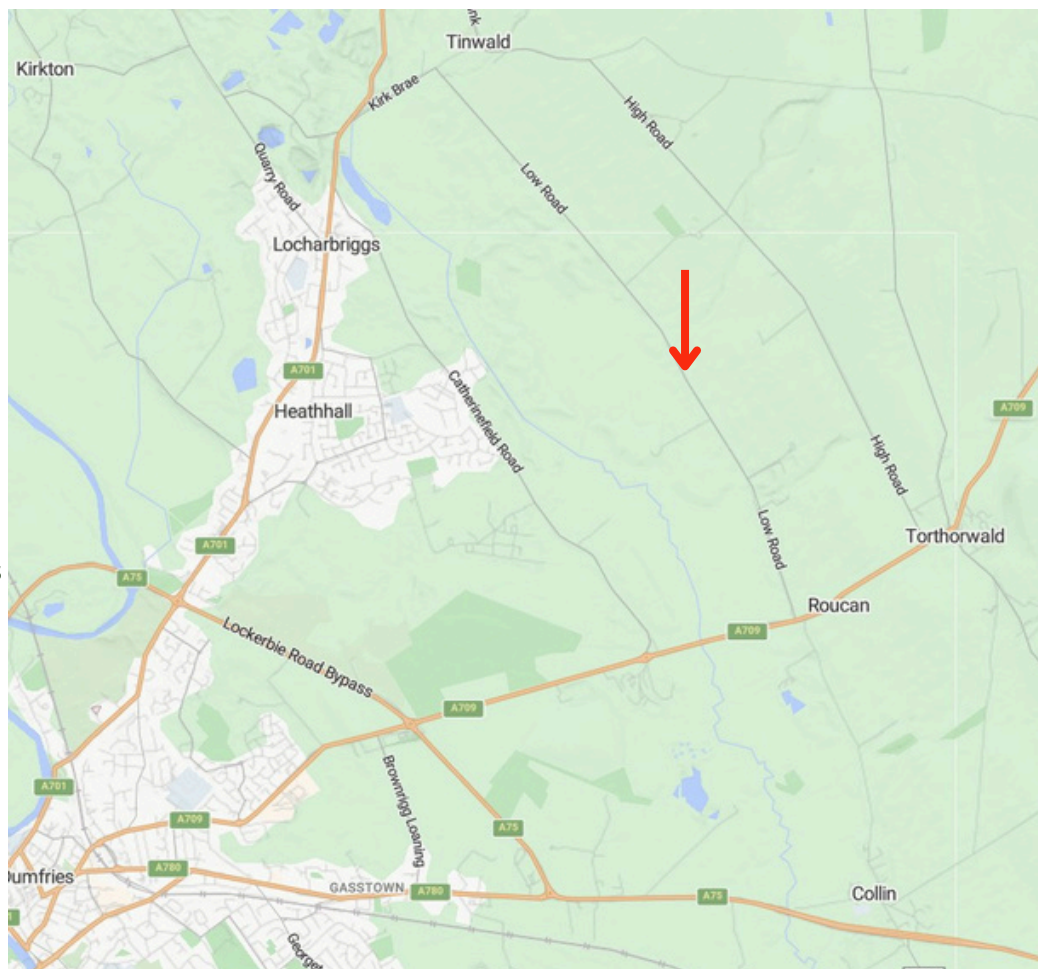
Location

Tinwald 2 mile
Dumfries 4 miles
Lockerbie 10 miles

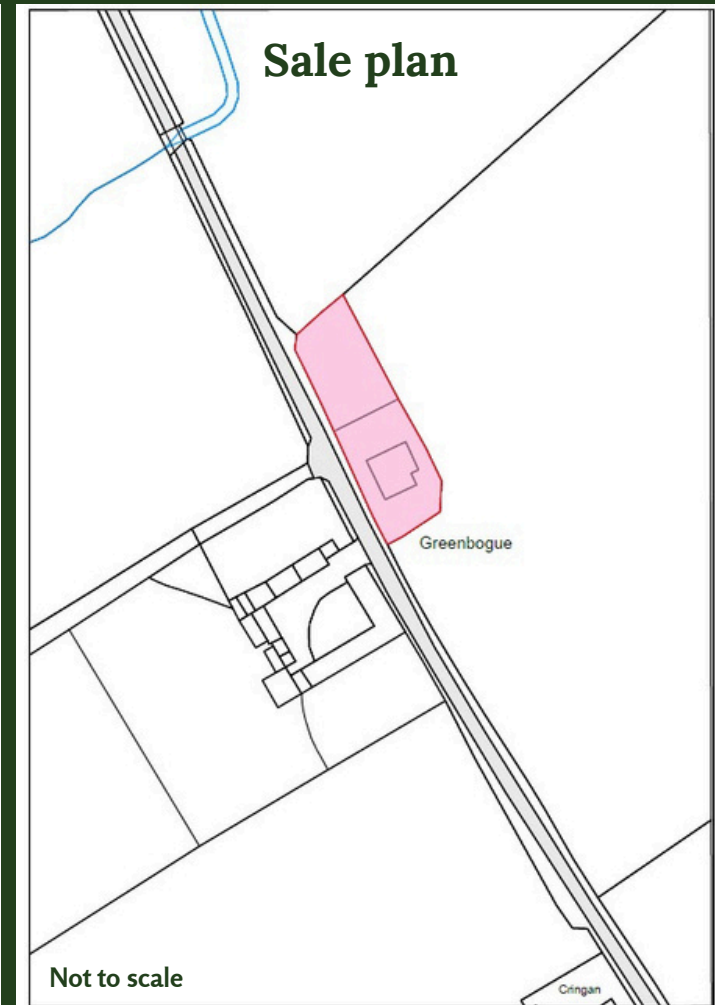
Carlisle 35 miles
Edinburgh 71 miles
Glasgow 74 miles

What3Words

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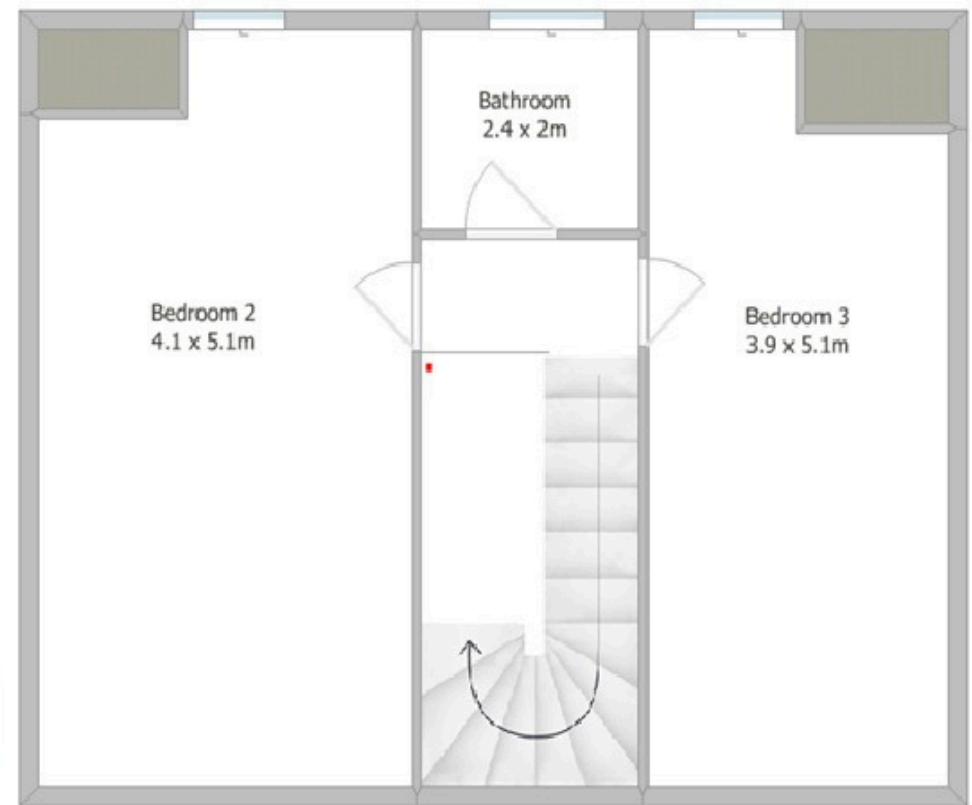
Sale plan



Floor plan



Ground floor



First floor

Services:

Mains electricity

Mains water supply

Private drainage with septic tank

Central heating - Oil boiler

Council Tax Band: D

EPC: F

Sale information

Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion. Appropriate caution should be exercised at all times during viewings having regard for the property type.

Entry and Possession

Vacant possession and entry to the property will be given on completion or such mutual time to be agreed by the seller and the purchaser.

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 property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Mineral Rights

In so far as they are owned, the mineral rights are included in the sale.

Anti Money Laundering 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. 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.

Method of Sale

The property is for sale as a whole.

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.

Note

Approximate measurements have been taken by sonic device at the widest point. Any services and appliances have not been tested and no warranty is given as to their compliance with regulations.



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