



The Steadings

The Steadings, Hardthorn Road, Dumfries, DG2 9TQ

Galbraith

A wonderfully spacious family home with versatile outbuildings in a convenient edge of town location.



Carlisle 35.5 miles Glasgow 78 miles



3 reception rooms. 6 bedrooms

Flexible layout

Could support multi-generational living

Useful outbuilding with numerous possible uses

Parking for multiple cars and large vehicle such as motorhome/horsebox

Panoramic views of the Dumfriesshire countryside from the front

Offers Over £450,000

Situation

SITUATION

The Steadings sits in a semi-rural location on the western edge of Dumfries. Dumfries is the regional capital and has all the major services and amenities you might expect from a large town including a major hospital, university and college campuses, primary and secondary schools, retail parks, high street shops, large supermarkets, leisure centre, restaurants, bars and cafes. It is a thriving community with much to offer family life.

The region is famed for its wildlife and outdoor pursuits. The Seven Stanes forest range can be found at nearby Mabie and Ae forests with excellent mountain biking tracks as well as walking trails. Fishing is available on the numerous lochs and along the coastline. Lovely beaches can be found across the region. Equestrian pursuits are well catered for with several schools and livery available. Golfers have a choice of well-known courses in the area, including the championship course at Southerness.

Communications to the area are good, with mainline train stations available at Dumfries, with onward connection south and to London at Carlisle, and Lockerbie with services north and south. Glasgow and Edinburgh airports are both reachable in around two hours. The motorway network is accessible at Gretna, Lockerbie and Moffat, all around half an hour distant.

DIRECTIONS

From the A75 Dumfries by-pass travelling east, at the second roundabout take the second exit onto the A780 signed Dumfries. Take the immediate left hand turn onto Maxwellton Station Road. Follow this road all the way to the top, and turn right onto Terregles Road. Continue on Terregles Road until the mini roundabout. Take the first exit onto Hardthorn Road. Continue along Hardthorn Road, crossing the overpass over the A75. Just before the speed limit signs take the righthand turn into Hardthorn Villas. The Steadings sits elevated on the immediate left.



Description

The Steadings is a substantial contemporary villa sitting in good sized grounds. The accommodation offers six bedrooms, including a spacious master suite, with three of them being on the ground floor. Ancillary accommodation could easily be created on the ground floor, utilising two of the bedrooms and using the family bathroom for example. The large dining kitchen is ideal for family life and the superb sitting room with patio doors is complemented by the separate games room across the hall, keeping both kids and grown-ups happy. A log burning stove in the corner of the sitting room keeps winter evenings cosy, and oil-fired central heating throughout warms this wonderful home.

The first floor is a relaxing and spacious mix of bedrooms and bathroom. The master bedroom has a chic en suite bathroom with a striking glass brick wall and spa bath. The generous hallway and room proportions give privacy and quiet which encourages harmonious family life.

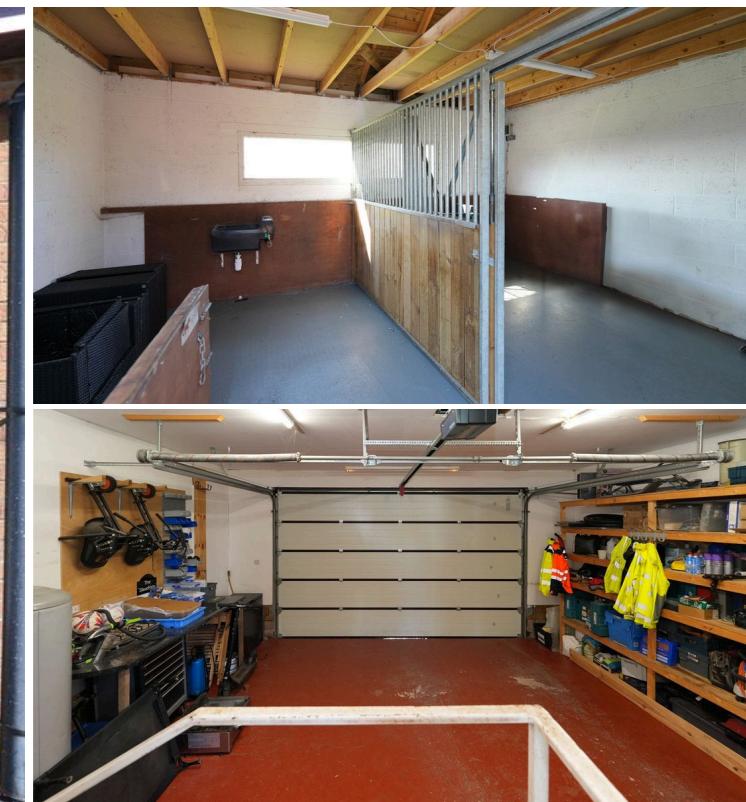
Outside, the garden supports family recreation with plenty of space for outdoor entertaining and eating, with several excellent spots for soaking up the sun, or enjoying a quiet refreshment at the end of a long summer's day. Parking for several vehicles is available to the front and side, and to the side of the garage there is enough space for a large horse box/camper van. The outbuildings include a recently built multi-purpose building which is currently configured as a stable, but which has been constructed to be capable of supporting several uses and could easily become a studio, hobby space, salon etc. The timber outbuildings are used as log and garden equipment storage currently.

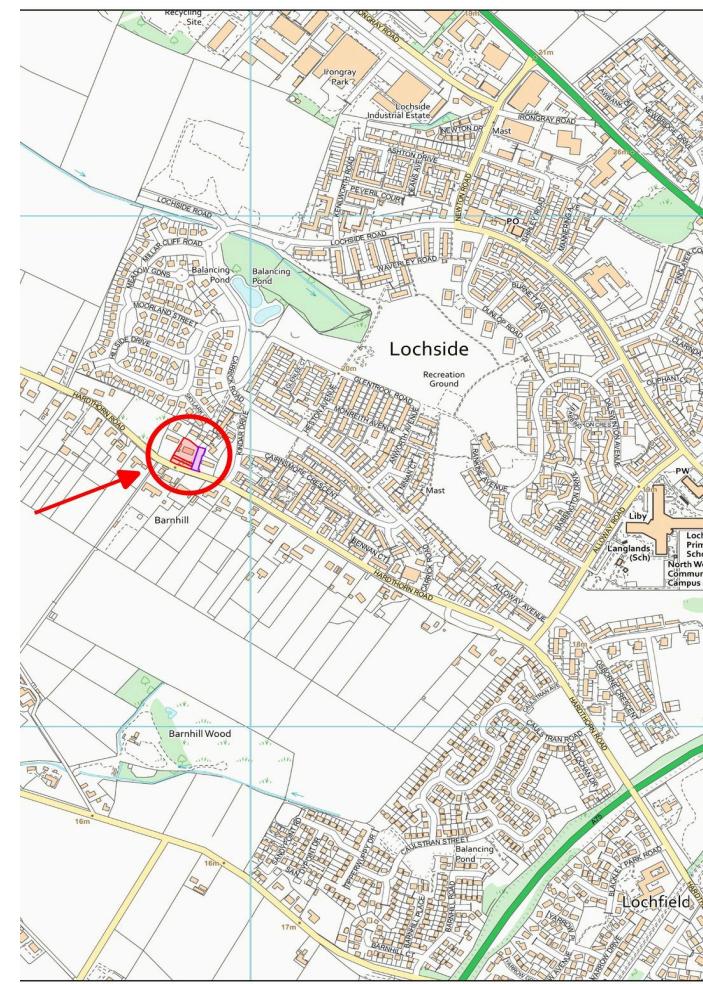
A tarmac driveway leads through a large gate from the small lane off Hardthorn Road and sweeps up to generous parking to the front of the house. Paviers continue across the front and to both sides, with gates securing each side and enclosing the back garden, which is mainly laid to lawn bound by laurel hedging. A patio sits adjacent to the rear of the house and is easily accessible via patio doors from the dining kitchen and by door from the utility room. To the front is a large lawned area through which the driveway to Jomari next door leads. The boundary with Hardthorn Road is of evergreen hedging. An ideal garden to suit family life at all stages.









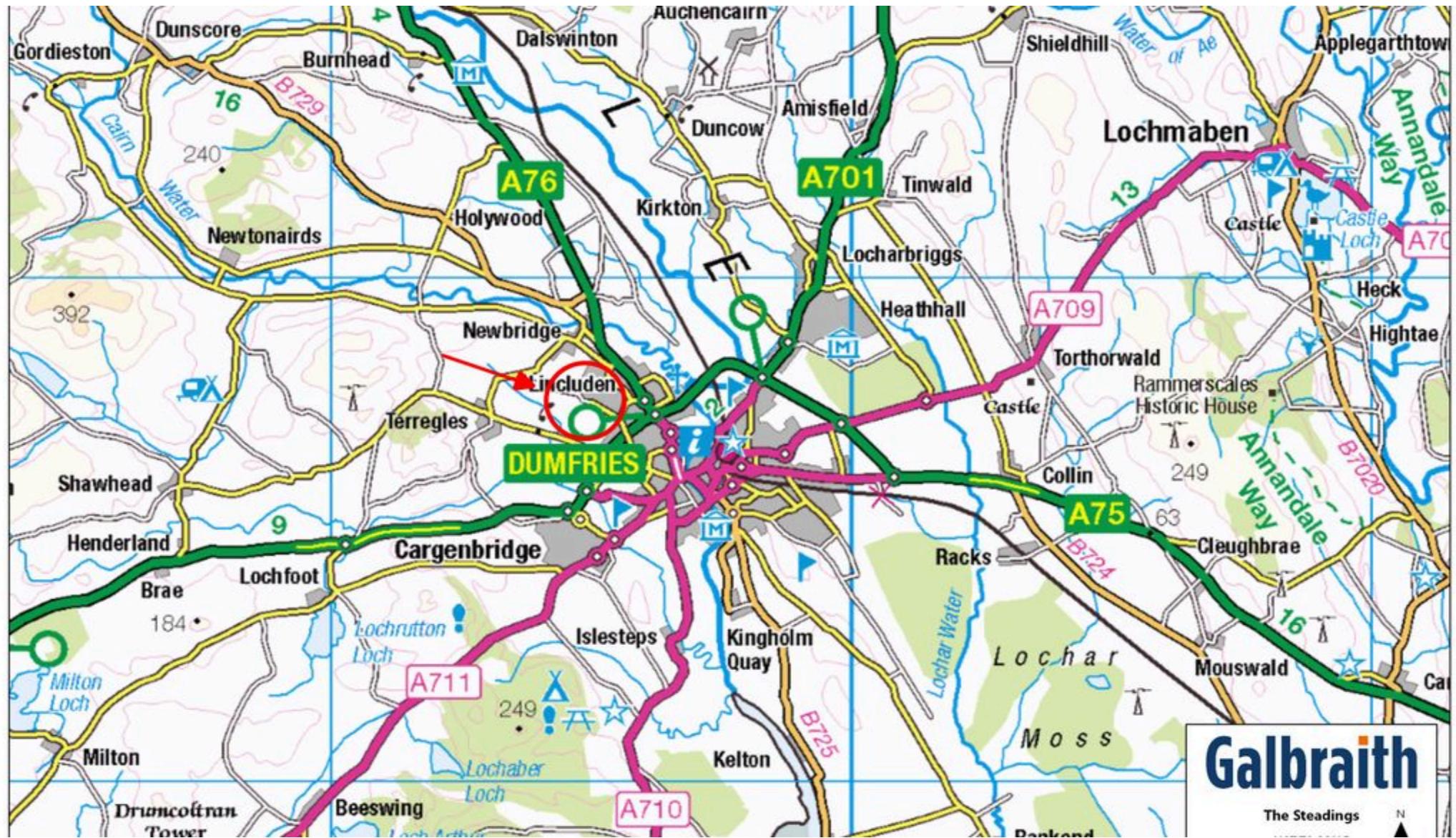


IMPORTANT NOTES:

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 03/04/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

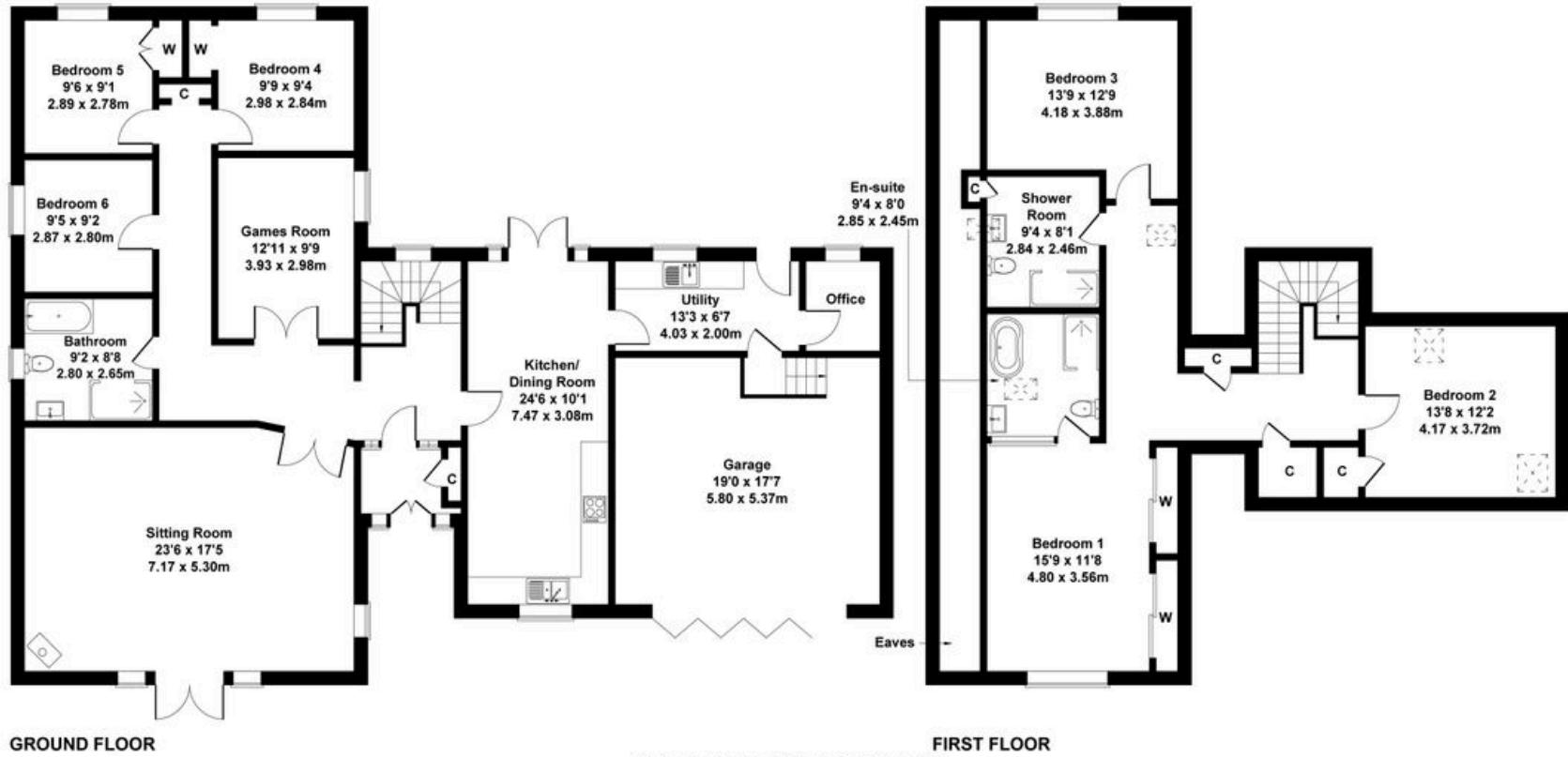


Plans

Total Area: 274m²

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Approximate Gross Internal Area
2949 sq ft - 274 sq m



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. 2025

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

G

EPC

D



Services

Water

Mains Supply

Electricity

Mains Supply

Drainage

Mains Supply

Central Heating

Oil

Internet

FTTC



Additional Information

The neighbouring property, Jomari, has a right of access and maintenance obligation over the area tinted blue on the attached plan. There is shared maintenance of hatched area.



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galbraith.com

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