



KINTAIL

LINNS ROAD, TORTHORWALD, DUMFRIES, DG1 3PU


McEwan Fraser Legal
Solicitors & Estate Agents



LOCATION & VIEWS

LOCATION

TORTHORWALD, DUMFRIES, DG1 3PU

Torthorwald is a small Hamlet located 6 kilometres (3.7 mi) east of Dumfries on the A709 road to Lochmaben in the South West of Scotland. Within the village you'll find a country house hotel, church and village hall and regular local bus services running between Dumfries and Lockerbie.

Dumfries itself is a market town with its ancient town centre and main shopping collective providing for Dumfries and all the surrounding villages. From quaint coffee shops, high street retailers and major brands, complemented with bespoke boutiques, this is where all your shopping needs can be fulfilled.

Set within an area steeped in history you'll discover an assortment of buildings dating back to the turn of the 19th century including a great selection of social venues. In addition you may take advantage of an excellent range of professional services, higher education, cultural, retail facilities and leisure centres.



KINTAIL

LINNS ROAD, TORTHORWALD, DUMFRIES, DG1 3PU

McEwan Fraser Legal are delighted to offer to the open market this bespoke, energy efficient, timber frame Scandiahus. The property on offer is a three bedroom detached villa providing flexible accommodation to meet the requirements of modern family living.

Architecturally designed to maximise light and location this family home has a strong emphasis on the creation of easily managed and free-flowing space.

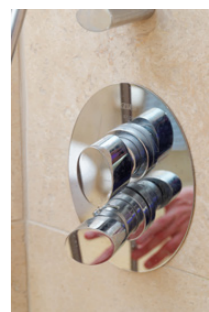
The accommodation has been configured with the main day time living accommodation on the first floor to optimise the excellent open countryside views surrounding the property.

On entering the home, via double storm doors, it is immediately apparent that considerable thought has been given to the look and ambience of this well cared for family home. From the stunning amber quartz stone tiles to the wooden staircase, within this stunning

entrance hallway, you catch the flavour of what's to come in this truly unique property. At the lower level, the property boasts three spacious double bedrooms all with ample room for a range of furniture configuration and all benefitting from open countryside views. Bedroom three is serviced with a nearby family bathroom, bedroom two offers en-suite facilities and the master bedroom further benefits from a walk-in dressing room, patio doors opening to the rear garden and stunning en-suite facilities comprising a wet room with walk-through shower and Jack and Jill sinks. At the lower level, you can also find the utility room which is thoughtfully located at the rear door and adjacent to the internal door which accesses the integral double garage.

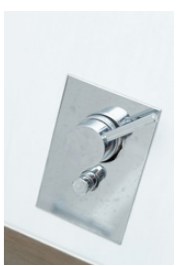
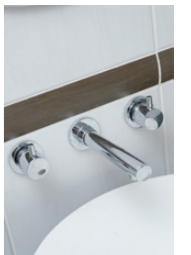
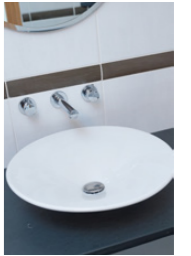


BEDROOM 1 & EN-SUITE





BEDROOMS 2-3 & BATHROOM





REAR HALL & UTILITY



The upper level can be accessed by either of 2 stairways located at each end of the property. However regardless of which route you choose the outcome remains the same, entry to a stunning open plan design where daytime living is enhanced by combining maximum natural light with amazing views over farmland, Dumfries, the Solway Firth and the Cumbrian and Galloway Hills and beyond.

This open plan design, with modern day family living in mind, makes this the ideal home for entertaining. At the heart of this family home is the real optimisation of space provided by way of the stunning modern kitchen. This impressive bespoke kitchen boasts an array of luxury designer handcrafted floor units in Canadian maple and dark American walnut with striking Granite worktop surfaces and central island feature which includes inset ceramic hob, extractor fan and glass top breakfast bar. It further benefits from 2 integrated ovens making this the ideal kitchen for an aspiring chef. There is a family area adjacent to the kitchen, providing an ideal area to enjoy a morning coffee.

Currently the owner uses the other window recess to house a large dining table and chairs to allow views over the Solway Firth, Cumbrian and Galloway Hills.

If Alfresco dining is more your scene these same views can be enjoyed via the French windows to the raised balcony area off the kitchen. Both the kitchen and family area are finished in a Romano Limestone tile.

The impressive lounge has many significant features, but attention must be paid to the standard of finish with turned French oak flooring. Due to the generous proportions it allows for almost any furniture configuration

and is again flooded with natural light via front garden aspect windows and full velux windows to the rear.

The last section of the upper floor is currently being used as office space accessed either via an archway in the main living quarters or via the spiral staircase from the floor below. However room usage throughout can be adapted to meet individual purchaser's needs and will comfortably provide for a larger family. The exterior of the property mirrors the excellent condition of the interior and is surrounded with well-tended and beautifully landscaped gardens with many seating areas. Shrubs, trees, island plots and rockeries are all to be found within a picturesque, tranquil rural setting with wonderful countryside views. There is also a field attached to the property which is currently in use as a paddock. The property further benefits from burglar alarm, triple glazing, under floor heating and a central vacuum system. The large sweeping driveway provides ample parking and access to the integral double garage. All in all this property is a fantastic family home which has been well maintained and loved by the current owner. The property would be ideal for families, or those later in life who wish a secluded and more peaceful way of life. This property must be seen to be fully appreciated and does not expect to sit long on the market.



LOUNGE



“... FLOODED WITH NATURAL LIGHT VIA FRONT GARDEN ASPECT WINDOWS ...”



KITCHEN & FAMILY ROOM



SPECIFICATIONS

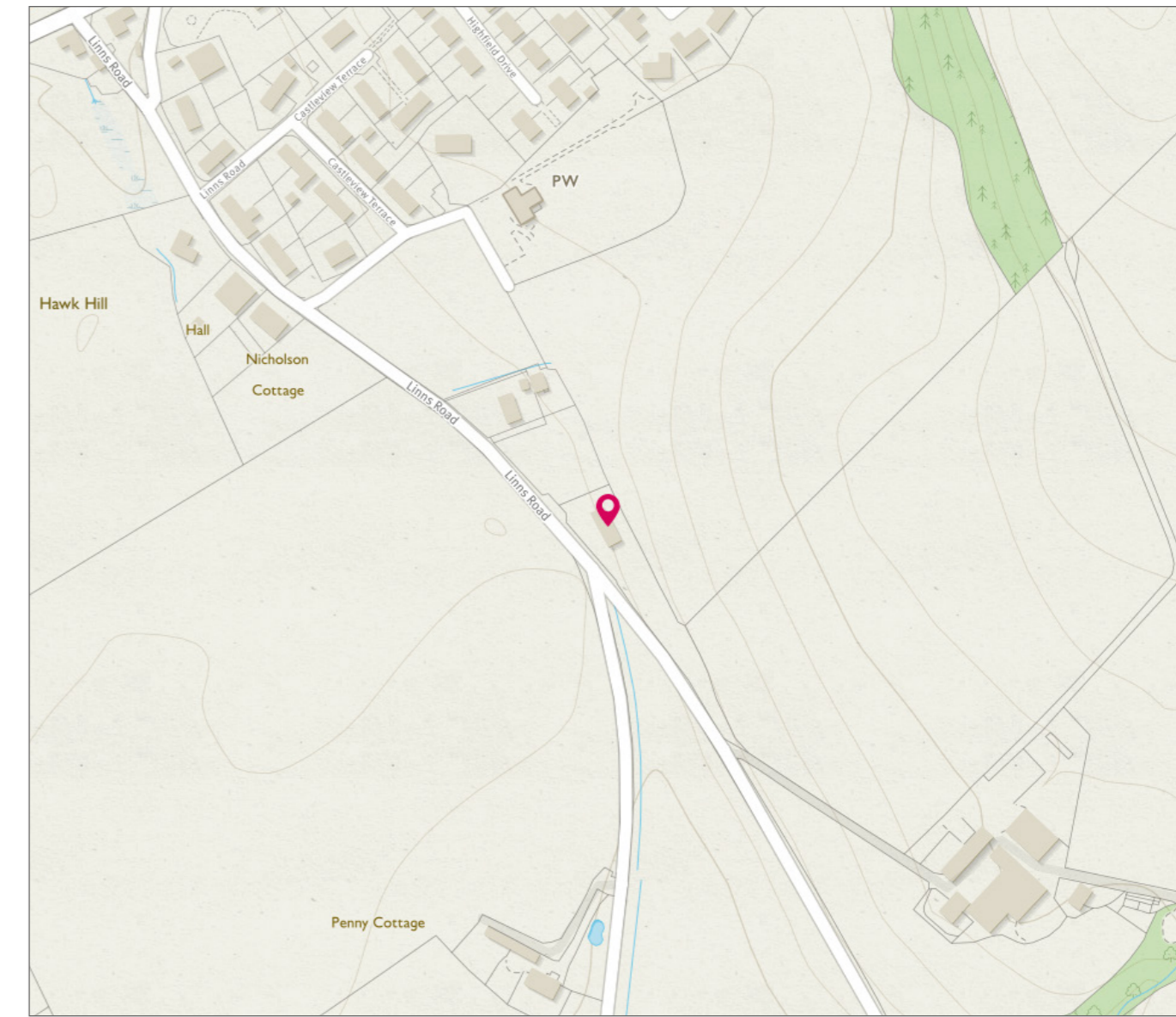
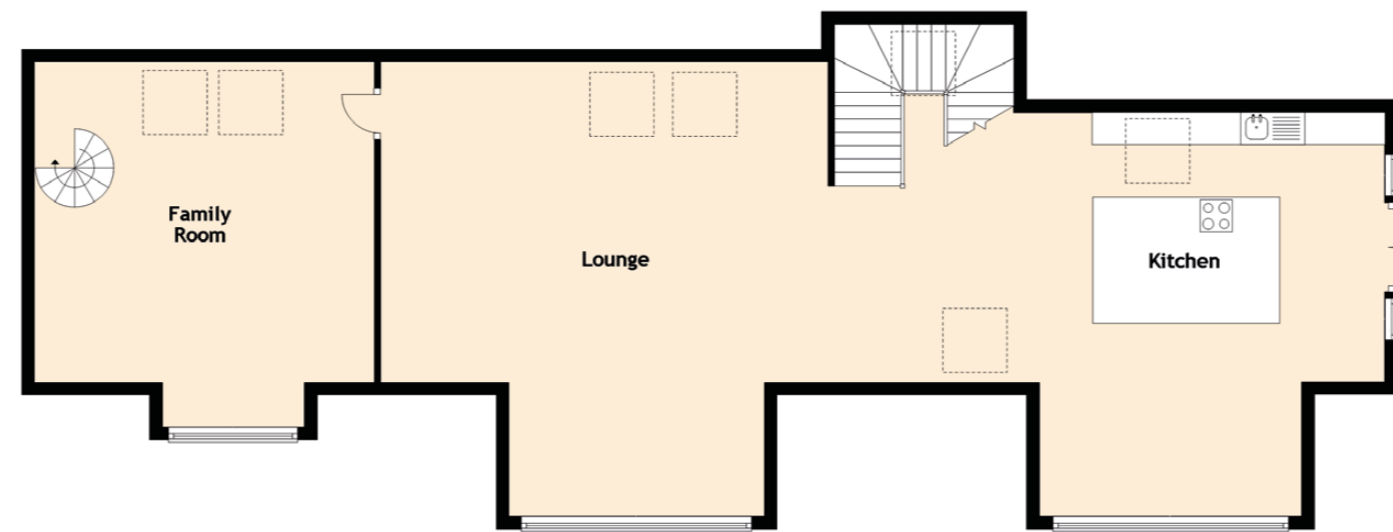
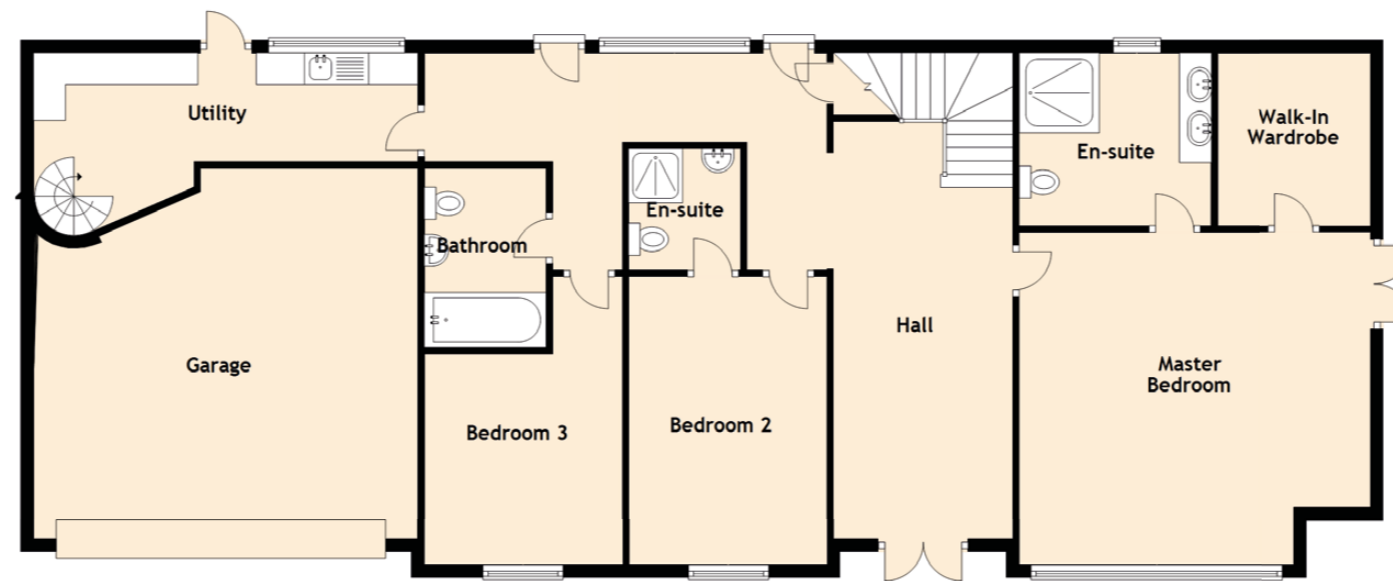
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Master Bedroom	5.40m (17'9") x 5.20m (17'1")
En-suite	3.00m (9'10") x 2.70m (8'10")
Walk-In Wardrobe	2.70m (8'10") x 2.40m (7'10")
Bedroom 2	4.50m (14'9") x 3.10m (10'2")
En-suite	1.90m (6'3") x 1.75m (5'9")
Bedroom 3	3.30m (10'10") x 3.10m (10'2")
Bathroom	2.80m (9'2") x 1.90m (6'3")
Utility	6.00m (19'8") x 1.60m (5'3")

First Floor	
Lounge	7.10m (23'4") x 7.09m (23'3")
Kitchen	5.40m (17'9") x 6.30m (20'8")
Family Room	5.50m (18'1") x 5.00m (16'5")

Gross internal floor area (m²): 235m² | EPC Rating: D






McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ALAN DONALDSON
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer