

The Willows, Ruthwell, Dumfries, DG1 4NG

Offers Over £250,000



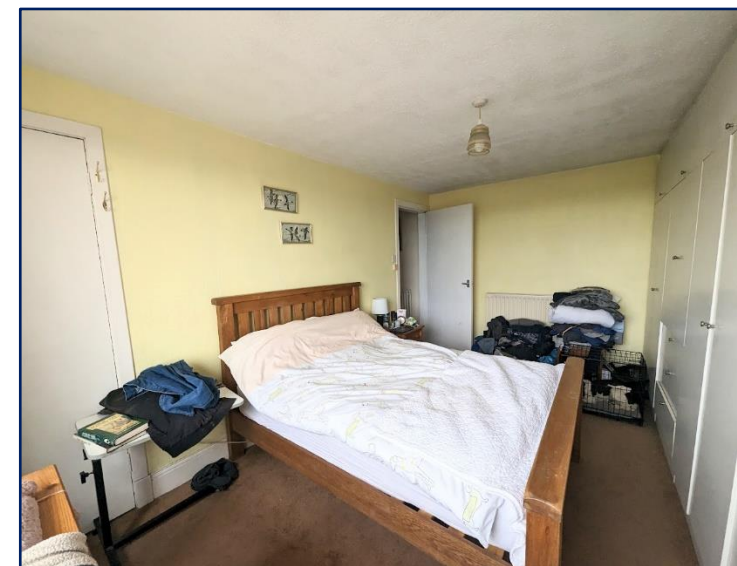


Impressive four bedroom detached family home. Benefits from double garage, off street parking for several cars, double glazing, oil central heating and gardens. Set in semi- rural location with lovely countryside views. The property is a short drive to local amenities and A75 north and south. The property does require modernisation and updating but offers spacious accommodation and huge potential. The Solway Estuary is nearby and there are views over surrounding farmland. There are rural and coastal walks nearby and also Caerlaverock Nature Reserve on the doorstep. Viewing is highly recommended.





Entrance hall with doors to living room and bedroom.
Spacious and bright living room with large window to the front giving views over open countryside. Brick fireplace and TV unit with wooden mantel. Alcove with shelves and cupboard.
Kitchen/dining room with wall and base units and breakfast bar, window to the rear and side. Sink with mixer tap and right hand drainer. Worcester boiler. Part tiled. Door to rear hallway.
Rear hallway with doors to two bedrooms, bathroom, rear porch and stairs to first floor.
Rear porch with windows overlooking the rear.





Family size bathroom with W. C., wash hand basin with storage, shower cubicle and bath. Window to rear.

Bedroom one is a good size with windows to front and side.

Bedroom two is also a good size with fitted wardrobes with five double door and drawers. Window to the front and door to front hallway.

Stairs to first floor with hand rail and bannister. Window to rear and door to two bedrooms.





Bedroom three good size bedroom with window to the front giving views over open countryside. Fitted wardrobe, cupboard and drawers.

Bedroom 4 large room with window to the front with views over open countryside. Fitted three door wardrobe with hanging rails and shelf.

Good size plot with space to park several cars. Mostly laid to lawn. Double garage with power.

Measurements (all approx.)(at longest & widest)

Entrance hall – 2.52m x 1.26m
Kitchen/Diner – 4.10m x 3.52m
Bedroom 2 – 4.65m x 2.56m
Rear Porch – 3.61m x 1.70m
Bedroom 3 – 4.48m x 3.59m

Living Room – 5.47m x 4.73m
Bedroom 1 – 4.01m x 3.59m
Bathroom – 2.63m x 2.27m
Rear Hall – 3.75m x 3.37m
Bedroom 4 – 4.85m x 3.99m



View from property.





Views from property.

These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



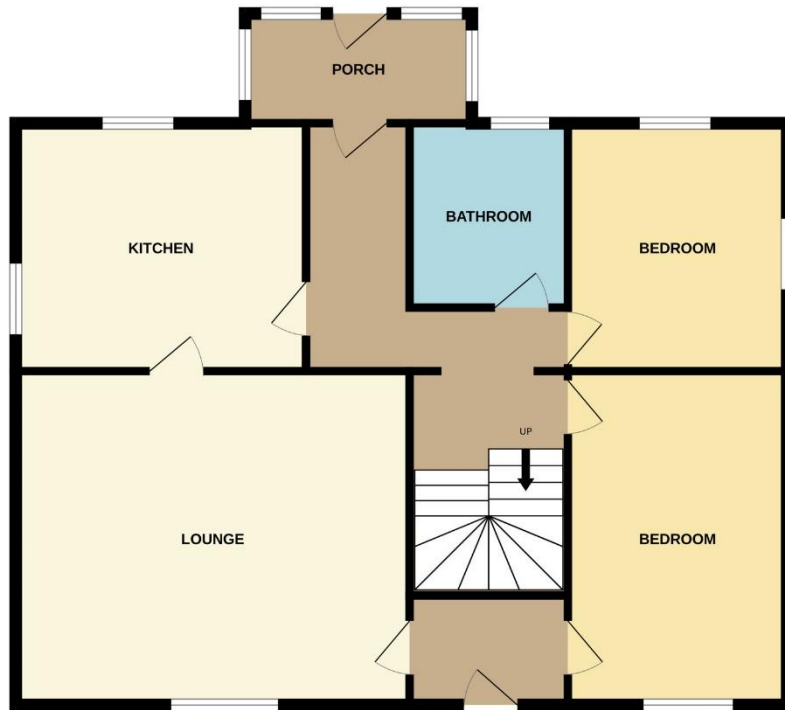
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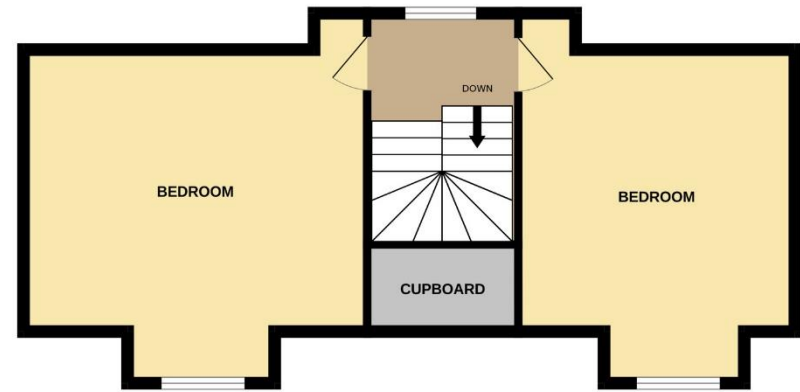
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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