



**THE RECTORY, 8 NEWALL TERRACE, DUMFRIES, DG1 1LW**

**PRICE: OFFERS OVER £400,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



**Room dimensions:**

Vestibule	2.15m x 1.81m (approx)	Bedroom 1	4.47m x 4.23m (approx)
Living room	4.22m x 8.23m (approx)	Bedroom 2	4.48m x 4.27m (approx)
Lounge	4.25m x 5.78m (approx)	Bedroom 3	3.65m x 2.24m (approx)
Dining room	4.68m x 2.99m (approx)	Bedroom 4	4.30m x 3.49m (approx)
Kitchen	3.25m x 3.86m (approx)	Bedroom 5	5.71m x 4.32m (approx)
Utility	1.86m x 2.45m (approx)	Bedroom 6	5.61m x 4.32m (approx)
Ground Floor W.C.	2.16m x 1.08m (approx)	2nd Floor W.C.	2.26m x 2.11m (approx)
Bathroom	2.14m x 3.49m (approx)		

**Council Tax Band— G**

**EPC—E**

Viewing are strictly by appointment only by telephoning the selling agents on 01387 267 316.

Home Report can be accessed via our website [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



An elegant and beautifully appointed detached red sandstone Victorian townhouse close to the heart of Dumfries. The Rectory has a great deal of architectural charm and occupies a spacious prime location along one of the town's most desirable streets. The double-fronted property presents an elegant façade, characterised by tall sash windows, refined stonework, and a welcoming centred entrance that hints at the quality within. Inside, high ceilings, generously proportioned rooms and period features—such as ornate cornicing and original Victorian fireplaces add warmth and character. The plentiful number of windows and their proportions means that light flows effortlessly through each room, enhancing the home's graceful ambience.

The principal living spaces offer an inviting balance of formality and comfort, ideal for both entertaining and everyday living. A well-appointed modern kitchen, opens onto private secluded gardens to the rear — a peaceful outdoor setting perfect for morning coffee or al fresco dining in the summer. Upstairs, the 6 double bedrooms over 2 levels are spacious, with views over the nearby Bowling Green and across the historic townscape of Dumfries.

Positioned within short walking distance of the Town Centre and the River Nith, local boutiques, cafés, supermarkets, doctors, dentists, eateries, leisure facilities and cultural landmarks, this townhouse offers a rare opportunity to enjoy refined living in one of Dumfries' most sought-after settings.

The Rectory is understood to have been constructed circa 1874, originally know as 'Hollybush' and since 1909 until the current day served as the residence for the Rector of St. John The Evangelist Church and as an administrative centre for parish life.

The accommodation within The Rectory comprises:

**Ground Floor:** Entrance Porch, Reception Hallway, Living room, Lounge, Kitchen, Dining room, Utility room, Store and W.C.

**First Floor:** Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom.

**Second Floor:** Bedroom 5, Bedroom 6 and W.C.

The gross internal floor area extends to 280 square mtrs or thereby.

The surrounding gardens are secluded and low maintenance, being laid to lawn to both the front and rear. At the rear of the property there is a double garage with 'up and over' door and driveway. Use of the access lane to the driveway and garage will be shared with St. John's Church.

Some light fittings & fixtures and all curtains and floor coverings are included. The furniture and decorative items shown in the photographs in these particulars are for illustrative purposes only and do not form part of the sale.













### **SERVICES**

Mains water, gas, electricity and drainage.

### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

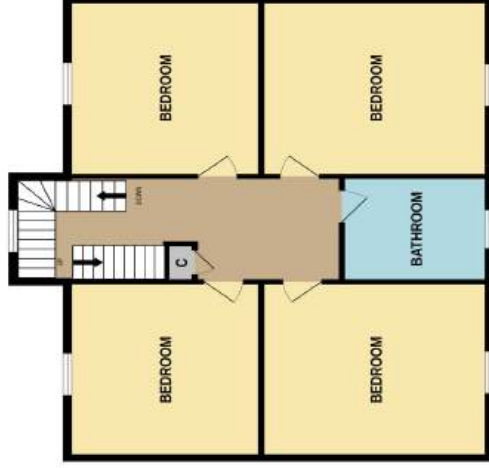
### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

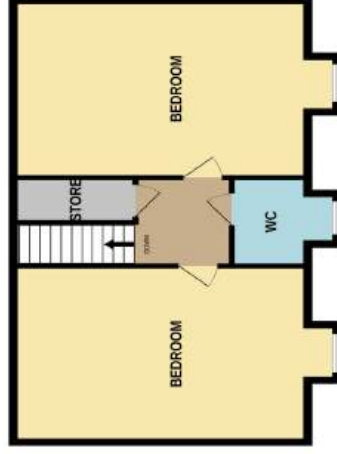
GROUND FLOOR



1ST FLOOR



2ND 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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