



**£20,000 UNDER THE HOME REPORT VALUATION**

ROSEBANK LODGE, BANKEND ROAD, DUMFRIES, DG1 4TN

**PRICE: OFFERS OVER £265,000**

Primrose & Gordon

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782

Rosebank Lodge is a detached three bedroom home situated on a generous sized plot on the outskirts of Dumfries which offers a wide range of amenities including direct regular train services to Glasgow and Carlisle, medical services, schools, cafes, supermarkets, local produce shops, boutiques and leisure facilities. The property benefits from oil central heating, good storage and fantastic outside space with farmland views. The accommodation comprises a master bedroom with en-suite and two further bedrooms, study, lounge, kitchen-diner, conservatory and family bathroom.

The lounge is spacious with views overlooking the front garden and features a log burner. The kitchen-diner is a generous size with a range of base and wall units, electric cooker and extractor fan, sink with a middle sink, draining board and mixer taps, plumbed for washing machine. The conservatory is a good sized room with access to the side garden. The study is a box room housing the electric meter, the electrical consumer unit and overlooks the back garden. Bedroom three has a large built-in wardrobe and overlooks the rear. Bedroom two has a built-in wardrobe and overlooks the side of the property. The master bedroom is a spacious sized room with views overlooking the front garden with an en-suite. The en-suite has an electric shower with "respatex" panelling, hand basin and W.C. The spacious grounds have been professionally fenced with two large dog-runs and a purpose-built kennel. There are lawns to the front and rear of the dwelling and a tiered patio area to the side with raised flower beds, potting shed and the oil tank. There is a large wooden double door garage. Excellent amount of parking space and beautiful views.

This property will be attractive to a range of buyers with its great potential and rural location making a lovely family home, viewings are highly recommended.



#### **SERVICES**

Mains water, drainage, oil and electricity.

#### **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.



**Room Dimensions:**

Lounge 4.67m x 4.25m (approx.)  
Kitchen-diner 5.09m x 3.57m (approx.)  
Conservatory 4.62m x 2.61m (approx.)  
Office 2.28m x 1.84m (approx.)  
Bathroom 2.28m x 2.27m (approx.)

Master Bedroom 4.62m x 4.30m (approx.)  
En-suite 2.58m x 1.54m (approx.)  
Bedroom One 3.23m x 2.90m (approx.)  
Bedroom Two 3.23m x 2.90m (approx.)

EPC: E  
Council Tax Band: E

**Home Report**

The Home Report can be accessed via the Primrose and Gordon website: [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk)















