



Dalskairth Lodge, Dalbeattie Road, Dumfries, DG2 8ND

Offers over £185,000

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Unique three bedroom traditional lodge house with a large driveway, single garage, log store and coal shed, A well established garden surrounds the property.

Dalskairth Lodge is situated within a wildlife reserve just off the Dalbeattie Road. With beautiful country walks in easy reach, the property is perfect for someone looking for the country lifestyle just a short distance from Dumfries Town Centre and the DGRI hospital. The property has been well maintained and is situated on a generous plot with a large driveway. Viewing is essential to appreciate this unique property.

The Lodge comprises of entrance, living room, dining room or third bedroom, kitchen, second bedroom, bathroom and master bedroom with en-suite.

ENTRANCE- 1.34M X 1.31M

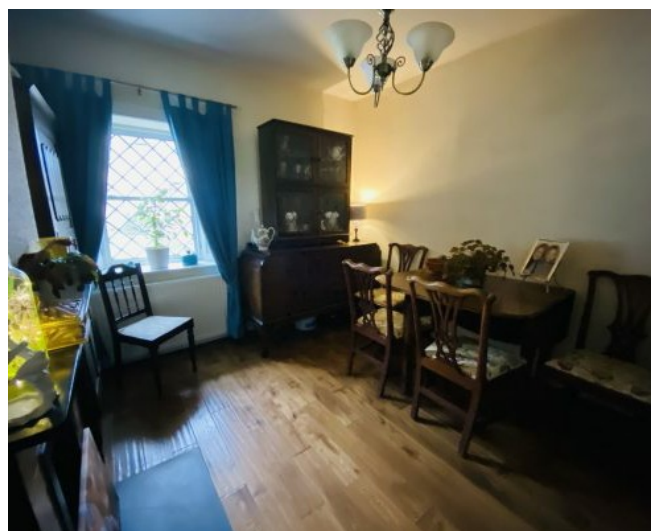
Solid wooden front door, radiator, hard wood flooring, coat hooks, light fitting.

LIVING ROOM – 3.69M X 3.78M

Hard wood flooring, feature fireplace with log burner, hearth and mantelpiece, bay window with window seat, light fitting.

BEDROOM/DINING ROOM – 2.72M X 3.46M

Hard wood flooring, decorative fire place with hearth and mantelpiece, radiator, decorative sash window, chandelier light fitting.



### KITCHEN – 2.57M X 1.90M

Tiled vinyl flooring, worksurface, wall and base units, tiled splash back, plumbing for washing machine, sash window.

### BEDROOM – 3.31M 2.08M

Hard wood flooring, radiator, light fitting, sash window.

### HALL – 1.01M X 2.79M

Hard wood flooring, radiator, light fitting.

### BATHROOM – 2.15M X 2.12M

Bathroom suite comprising of wc, wash hand basin and bath with mains power shower, radiator, built in vanity unit, wall mounted medicine cabinet with lights, light fitting, twin opaque windows.

### MASTER BEDROOM WITH ENSUITE – 3.59M X 4.14M (WARDROBE)

Hard wood flooring, decorative sash windows, light fitting, fitted wardrobes, en-suite wc, wash hand basin, corner shower cubicle, tiled walls, vinyl flooring.

### OUTSIDE

Lawn garden surrounding the lodge, seasonal bulbs and mature shrubs, gravel driveway to single garage with power supply, coal shed and wood store.

### NOTES

The property has had a new flat roof fitted with warranty available.

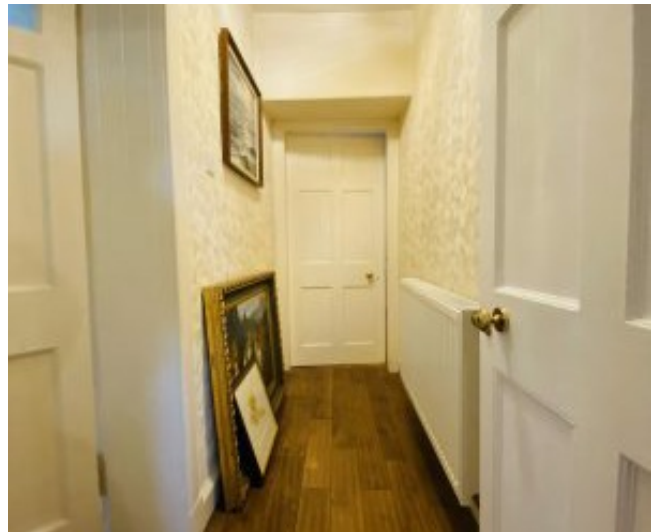


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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.









# BRAIDWOODS

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