

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Franklin Lodge,**

Newbridge Country Park,  
Dumfries, DG2 0LF

**OIRO £169,500**



Nestled within the renowned Newbridge Country Park, an exclusive, gated development that allows occupancy all year round, The Franklin is a highly attractive, brand new, two-bedroom lodge only one mile from Dumfries Town. Residing on a most idyllic plot within the leisure park, The Franklin has been inspired by the sunset tones of Morocco as well as earthy, natural textures. Viewings are considered essential to fully appreciate.





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**Location:**

Newbridge Country Park is ideally situated, tucked away against a backdrop of rolling Scottish hills yet a short drive from the main A74 road between Carlisle and Glasgow. Around an hour's drive will see you in either of Scotland's two largest cities. Spend a day amongst the bustle of Glasgow, with its abundant shopping and restaurants, or enjoy exploring beautiful, historic Edinburgh with its winding, cobbled streets and plentiful attractions

**Description:**

Internally comprising a spacious, open-plan kitchen living and dining area that perfectly epitomises contemporary modern style, two double bedrooms (the master with ensuite), family bathroom, work station and a wealth of storage throughout, this certainly is a prime candidate for those looking for a home-from-home lodge. Externally, the Franklin enjoys a well-proportioned, private decking area to the front and side that offers a most appealing inside-outside alfresco option when entertaining. Additionally, if you like a room with a view, the clever use of windows throughout graces the impeccable lodge with uncompromising views from every angle.

**Fixtures and Fittings:**

The Franklin is offered in fully furnished condition and sale shall include all furniture, carpets and floorcoverings, kitchen fittings inclusive of the dishwasher, oven, fridge/freezer and washer-dryer, bathroom fittings, and light fittings.

**Services:**

Metered gas and electricity. Private water and drainage supply.

**EPC:**

Pending

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**Ground Maintenance:**

The ground maintenance for the site is charged at £2,500.00 and includes all VAT, rates, water and refuge.

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
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Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.