



Primrose Bank, Racks, Dumfries, DG1 4PU

Offers Over £295,000

C&D Rural

Primrose Bank, Racks, Dumfries, DG1 4PU

- Four bedroom bungalow with land
- Commuter village location with no through road
- Set in around 1 acre of land with two stables
- Single garage and off road parking
- Close to Dumfries and main transport links
- Oil-fired central heating

C&D Rural are proud to offer this unique opportunity to acquire a spacious and versatile four bedroom, extended, detached bungalow with garage, land and stables.

Council Tax band: E

Tenure: Heritable (Scottish version of Freehold)

EPC Energy Efficiency Rating: E

C&D Rural



C&D Rural are proud to offer this unique opportunity to acquire a spacious and versatile four bedroom, extended, detached bungalow with garage, land and stables, at a starting price £15,000 below Home Report value of £310,000. Located within the commuter village of Racks, with no through road, close to Dumfries. The accommodation briefly comprises a kitchen, reception room, four bedrooms and family bathroom. Externally, there is around 1 acre of land, outbuildings, two stables, off-road parking, a single detached garage, patio and garden. The property is well presented throughout and inspection is highly recommended.

The Accommodation

The uPVC rear door welcomes you into a bright and spacious dining kitchen which has been extended to create a lovely seating area. The kitchen has fitted and free standing units, granite worktops, integral double oven, electric hob, Belfast sink with mixer tap and solid fuel stove. The extension has a snug seating area and plenty of windows and glazed double doors with views of the garden and land beyond. Double doors lead to the main reception room, with an electric stove in the fireplace and display shelves. A hallway leads to the rest of the accommodation, including the kitchen, and the front door, with an inner vestibule. There are four bedrooms, two double and two large singles. One of the double bedrooms has fitted wardrobes. The family bathroom has a walk-in shower, WC and wash basin in a vanity unit.

Externally, the property has a small garden to the front. Access from the road leads to the side and rear. There is ample off road parking and a single garage. The stables and feed store are located to the rear and side of the garage. The outbuilding attached to the dwelling houses a utility area with sink and plumbing for a washing machine. It also houses the oil-fired boiler. There is a good sized garden to the rear of the property, with patio area, summerhouse and lawn. A greenhouse and log store are located in a separate area to the far side of the garage. Beyond the garden is the paddock area offering grazing.



Situation

Racks is a small rural community situated about **4 miles** east-southeast of Dumfries on a no through road. There is a bus service to Dumfries, which is a historic market town in Dumfries & Galloway, in southwest Scotland. Known as the *Queen of the South*, it sits on the banks of the River Nith, which flows through the centre of town before reaching the Solway Firth. Dumfries combines a historic feel with modern amenities, supermarkets, independent shops, cafés, riverside walks, and community events create a friendly, small-city atmosphere. The town has a range of primary and secondary schools, including the well-regarded Dumfries Academy, St Joseph's College, and Maxwelltown High School (now part of the North West Community Campus). Dumfries College and the University of the West of Scotland campus provide further education options. The A75 connects to the M6, making England and the central belt accessible. Direct rail routes from Dumfries to Carlisle (for fast London/Glasgow connections) and Glasgow/Kilmarnock.

What 3 Words

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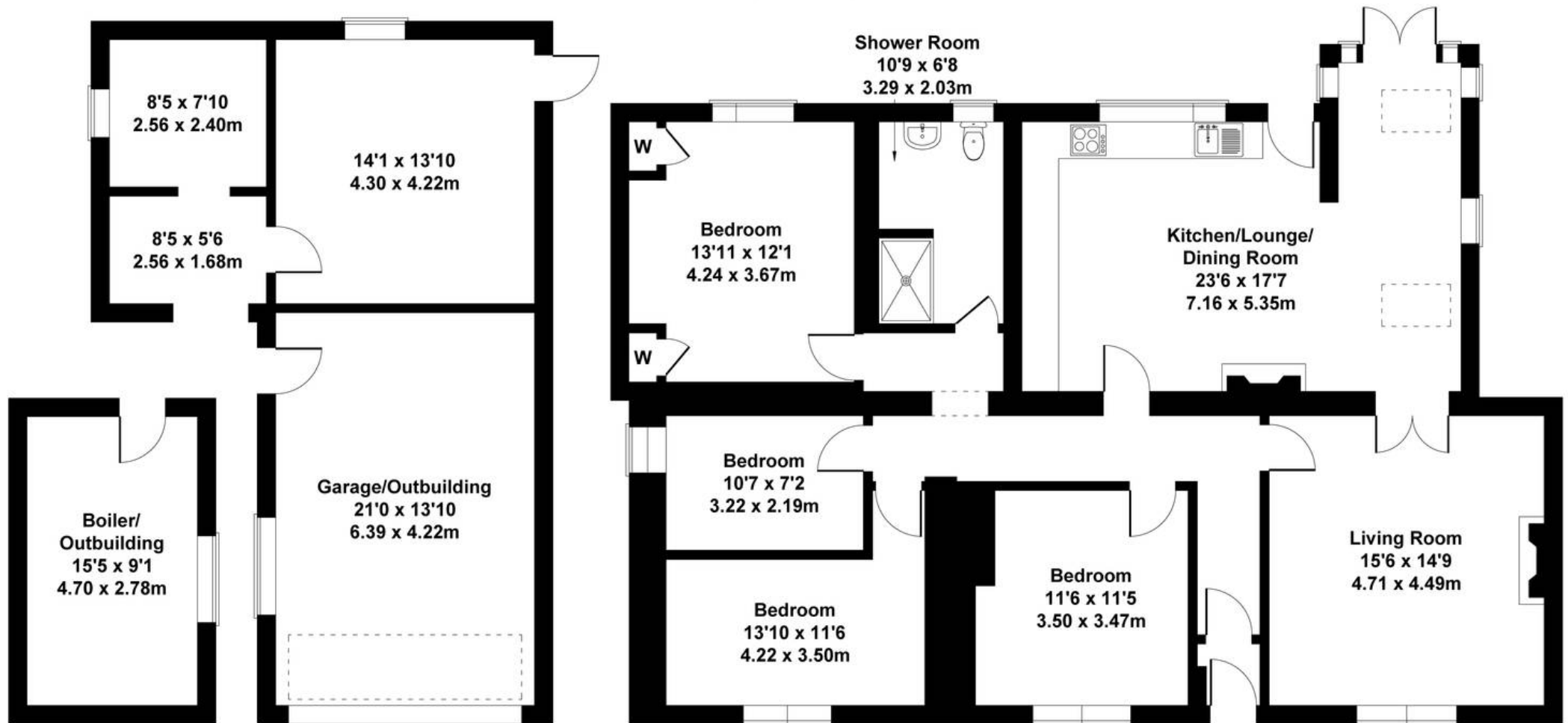






Primrose Bank

Approximate Gross Internal Area
2196 sq ft - 204 sq m



OUTBUILDING

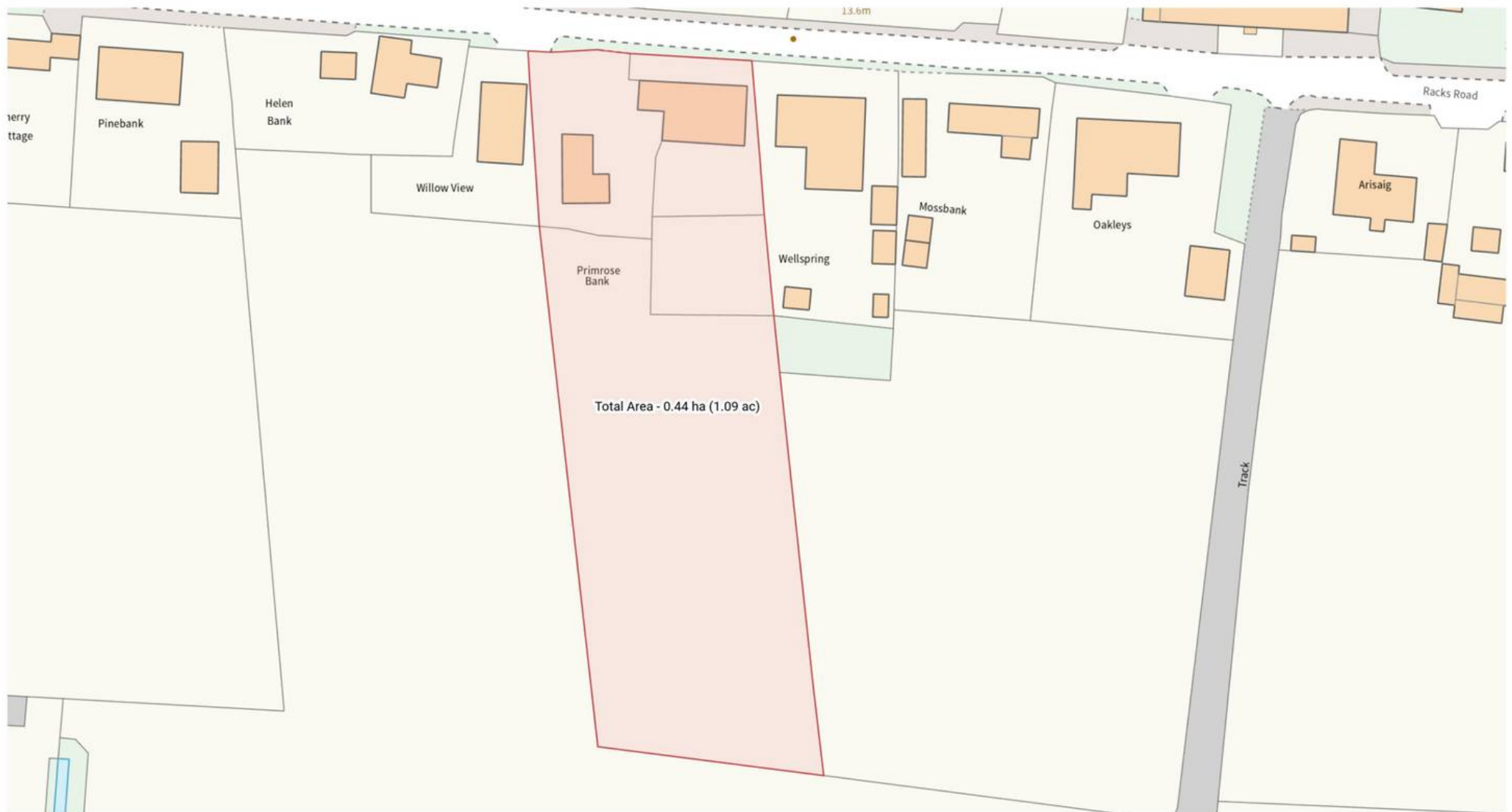
GARAGE

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Primrose Bank - Sale Plan

C&D Rural



General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Broadband: Fibre broadband is assumed to be available and there is good mobile coverage available.

Services: Primrose Bank is serviced by mains water supply, mains electricity, private septic tank (registered with SEPA) and oil-fired central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.