



5, Rotchell Road
Dumfries
DG2 7SP
Offers over £250,000



 **01387 739000**
 **info@jhslaw.co.uk**

5, Rotchell Road, Dumfries, DG2 7SP

PROPERTY SUMMARY

A charming and distinctive period home, ideally positioned within the sought-after Rotchell area of Dumfries.

Offering flexible accommodation over two levels, the property features four bedrooms, a kitchen/dining room, sitting room, utility room and two bathrooms, complemented by a private south-facing courtyard garden.

The property is conveniently located for Dumfries town centre, local schools, Dumfries and Galloway Royal Infirmary and a range of popular amenities, making it well suited to a variety of buyers.

EPC: E

- *Highly Sought-After Location*
- *Charming Period Property*
- *Spacious Kitchen/Diner*
- *South-Facing Courtyard Garden*
- *Close to Local Amenities*
- *Fascinating History*

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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Property Description

Located in the highly sought-after Rotchell area of Dumfries, this charming link-detached property offers generous accommodation within a historic and characterful home.

Originally built in 1805 as a coach house, the property has a fascinating history and, over the years, has been used for a variety of purposes, including as a grocer's and fancy goods shop. The home has also benefited from several extensions over the years, creating the spacious and versatile accommodation available today.

The property has been well maintained by the current owner, who has undertaken a number of refurbishments in recent years. The interiors combines period features, including exposed beams, detailed cornicing and ceiling roses, with modern finishes to create a comfortable and welcoming home that is ready to move into.

The ground-floor accommodation comprises an entrance hall, kitchen/dining room, utility room, lean-to, spacious sitting room, study/bedroom four and family bathroom. On the first floor are three further double bedrooms, including a bedroom with en-suite facilities.

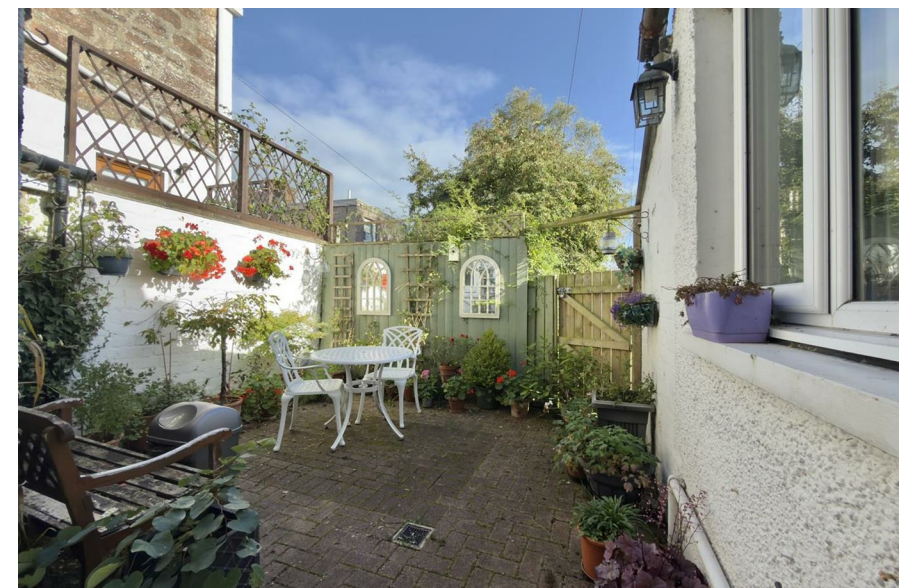
Externally, the property benefits from a private, south-facing courtyard garden, providing a peaceful and low-maintenance outdoor space with excellent natural sunlight throughout the day.

Further benefits include double glazing and gas central heating throughout.

Rotchell is one of Dumfries' most sought-after residential areas and is conveniently positioned within easy walking distance of Dumfries town centre. The property is also within easy reach of Dumfries and Galloway Royal Infirmary and Mountainhall Treatment Centre, as well as being conveniently placed for local schooling, with Troqueer Primary School and Laurieknowe Primary School nearby for early years and primary education. Dumfries Academy and St Joseph's College are also within walking distance for secondary education.

Viewing is highly recommended to fully appreciate the character, space and versatility this unique property has to offer.

Entrance



Kitchen/ Dining Room

16'0" x 15'1" or thereby

The open-plan kitchen/dining area provides a bright and welcoming space for both everyday living and entertaining. The kitchen is fitted with a range of shaker-style base and wall units, complemented by a Belfast sink, integrated dishwasher, full-height fridge, oven and ceramic hob. A useful pull-out pantry unit provides additional storage.

The dining area benefits from sliding doors leading directly to the courtyard garden, creating a seamless connection between the indoor and outdoor spaces and allowing plenty of natural light into the room.

Utility Room

16'0" x 5'6" or thereby

Located directly off the kitchen, the utility room provides excellent additional storage and practical space. It is fitted with base and wall units, a stainless-steel sink and drainer, and plumbing for a washing machine. A traditional pulley clothes airer provides a useful drying solution.

Lean-To

10'5" x 5'6" or thereby

Located off the utility room, the lean-to provides useful additional storage or workshop space and convenient access to the outside.

Sitting Room

15'5" x 13'5" or thereby

The spacious sitting room is full of character, featuring two traditional front-facing windows, a ceiling rose and detailed cornicing. A characterful brick fireplace provides an attractive focal point and houses a modern gas stove, creating a warm and inviting living space.

Office/ Bedroom Four

10'9" x 9'6" or thereby

This versatile ground-floor room is front-facing and benefits from a built-in wardrobe. Currently utilised as a home office, the room could equally be used as a small double bedroom, providing flexibility to suit a variety of needs.

Bathroom

9'6" x 5'6" or thereby

The ground-floor family bathroom has been tastefully finished and comprises a bath with shower over, wash hand basin and WC.

Bedroom One

15'1" x 14'9" (excluding bay) or thereby

A bright and spacious master bedroom benefiting from attractive dual-aspect views. To the rear, a window overlooks the property and provides views across the town's skyline towards the surrounding hills, while the front-facing bay window is a particularly appealing feature.

The room retains plenty of period character, with detailed cornicing, a ceiling rose and a feature fireplace with tiled hearth and decorative wood-burning-style stove.





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Bedroom Two

11'5" x 10'5" or thereby

A spacious double bedroom with a pleasant front-facing aspect.

Bedroom Three

12'9" x 8'6" or thereby

The third double bedroom benefits from a built-in wardrobe and attractive views over the rear of the property. From here, there are views towards the surrounding skyline, including the distinctive outline of Criffel.

En-Suite

11'1" x 2'11" or thereby

Located off Bedroom Three, the useful en-suite has recently been refurbished to provide a modern finish. The accommodation comprises a shower cubicle, wash hand basin, WC and heated towel rail.

Outside

The property benefits from a well-maintained and private courtyard garden, providing a peaceful and low-maintenance space in which to relax and enjoy the outdoors. The south-facing aspect ensures the garden benefits from plenty of natural sunlight throughout the day, making it an attractive extension of the home's living space.

Viewing

By arrangement with the Selling Agents.





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GROUND FLOOR



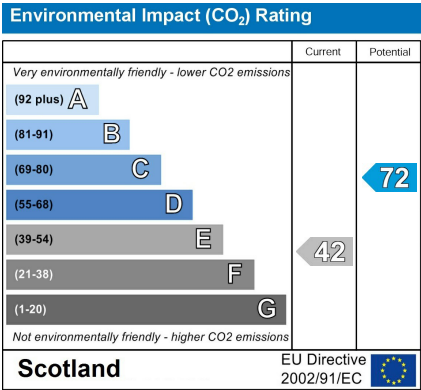
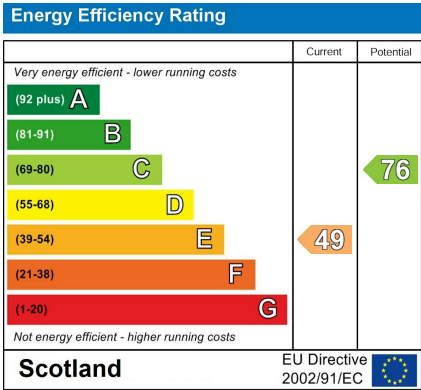
1ST FLOOR



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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Dumfries
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Link Detached	Freehold	C	E	E



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, 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.





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