



4 Raecroft Avenue, Collin, Dumfries, DG1 4LP

Offers Over £240,000

C&D Rural

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- Charming 3 bedroom detached bungalow
- Renovated by the current owner
- Modern fitted kitchen and family bathroom
- Spacious accommodation throughout
- Off street parking
- Attached single garage
- Beautifully landscaped gardens
- Located on a quiet street in the village of Collin
- Within close proximity to major road networks

Three bedroom semi-rural detached bungalow which has been thoughtfully renovated by the current owner. Offering private parking, a single attached garage and beautifully landscaped gardens.

Council Tax band: E

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: E

CD Rural



4 Raecroft Avenue is a spacious three-bedroom detached bungalow set within a small village community, enjoying a semi-rural location approximately three miles from Dumfries. The property offers bright and well-proportioned accommodation throughout, complemented by a private driveway, single attached garage and beautifully landscaped gardens to the front and rear. It also benefits from convenient access to the A75, providing strong transport links across the region.

The Accommodation

The front door opens into a bright and welcoming entrance hall, enhanced by attractive red floor tiling which creates an immediate sense of character. A glazed door leads through to the generously proportioned living room with wooden flooring, positioned to the front of the property, where a large window allows an abundance of natural light to fill the space. The room is further complemented by an electric fire with decorative surround, providing a charming focal point.

To the right of the entrance hall lies the first of three well-proportioned double bedrooms, featuring attractive wood flooring, a large front-facing window which overlooks the front garden, and the benefit of double fitted wardrobes providing ample storage.

The family bathroom is arranged in an L-shaped layout and is fitted with mosaic tile flooring, a heated towel rail and a vanity unit incorporating a WC and wash hand basin. A bath with a mains-fed shower above and respotex surround completes the room, while a double fitted cupboard neatly houses the combi boiler and offers additional storage space.

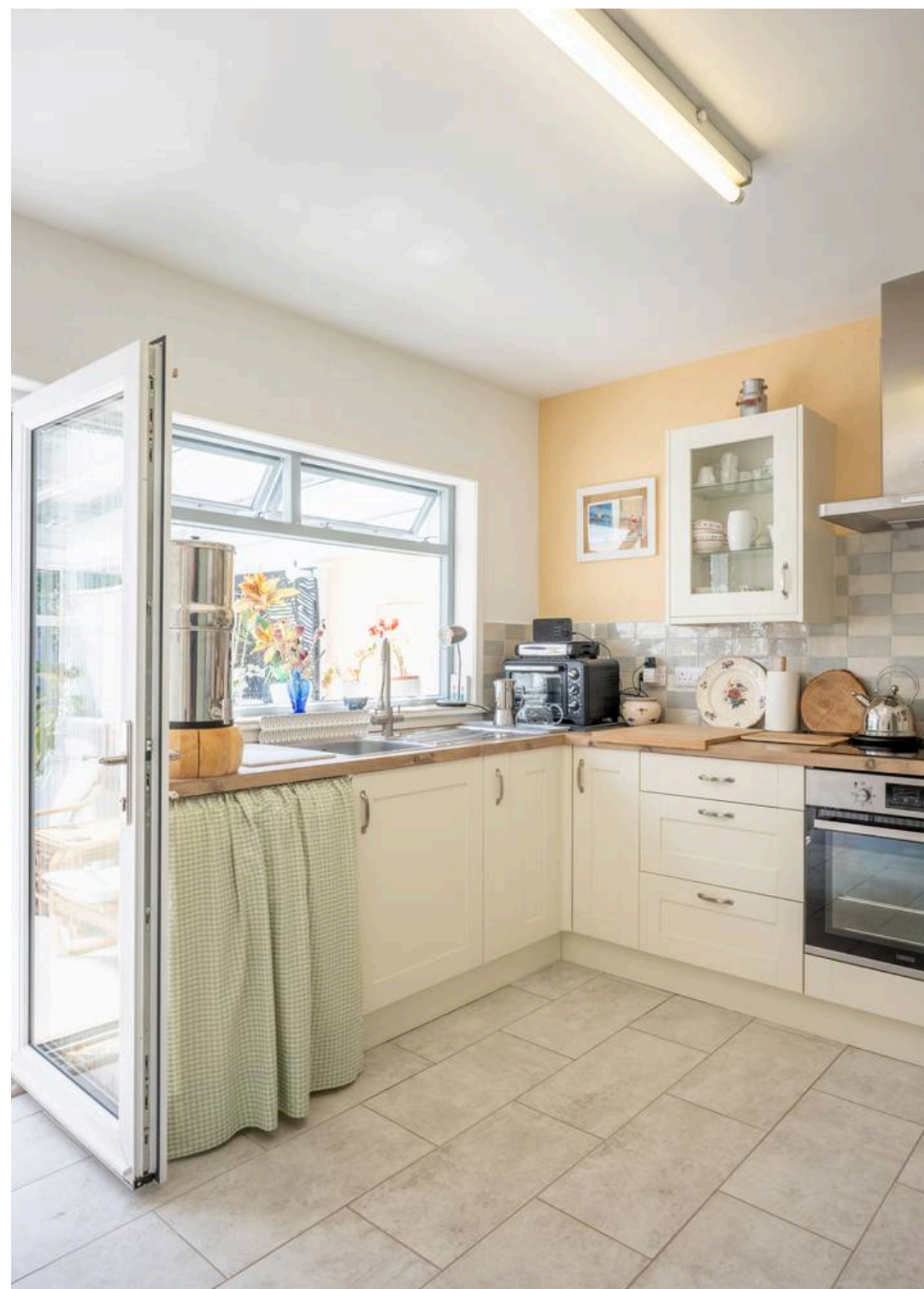


To the rear of the property are two further generously sized double bedrooms, both enjoying pleasant outlooks over the rear garden. Each room is tastefully decorated in calming neutral tones and finished with wooden flooring, creating a warm and inviting atmosphere, while large windows allow for an abundance of natural light. The principal bedroom further benefits from fitted double wardrobes, offering excellent built-in storage and enhancing the practicality of the space.

Before entering the kitchen, there is a generously sized built-in shelved cupboard, providing excellent additional storage, along with access to the loft space. The beautifully presented kitchen is fitted in a modern shaker style, complemented by wood-effect worktops, tiled splashbacks and tiled flooring, and features an integrated oven and induction hob, with space for further appliances including a washing machine. The kitchen flows seamlessly into a delightful conservatory, enjoying floor-to-ceiling glazing and a glazed roof which floods the space with natural light and creates a calm and relaxing environment, ideal for everyday living or entertaining. From here, a side door provides convenient access to the attached garage, while a further door opens directly out to the garden, enhancing the connection between indoor and outdoor spaces.

The property further benefits from a single garage located to the side, featuring a durable fibreglass roof, double metal doors to the front and double patio doors to the rear, allowing for excellent flexibility. With power installed, this versatile space offers a range of potential uses beyond traditional storage, including a home office, gym or workshop, and may also present an opportunity for conversion into additional accommodation, subject to the necessary planning and building consents.

Externally, the property benefits from beautifully landscaped gardens, incorporating a patio area, a further graveled seating space and a charming orchard. The rear garden provides a secluded oasis, ideal for both relaxing and entertaining. Mature planting throughout adds colour, structure and seasonal interest, making it particularly appealing to keen gardeners. Access is conveniently provided via a gate to the side of the property.



Local Area

Collin is a charming semi-rural village located approximately three miles from Dumfries, offering a peaceful setting while remaining highly convenient for everyday amenities. Within Collin there is a post office service within the hall twice a week and a Primary School, with the closest secondary school being Dumfries High School. The nearby town of Dumfries offers a comprehensive range of amenities, including High Street and independent shops, supermarkets, cafés and restaurants. The town provides a full selection of primary and secondary schooling, along with healthcare and excellent leisure facilities. Dumfries is also particularly well regarded for golf, hosting several established courses. In addition, the surrounding area provides a wealth of outdoor pursuits including walking, cycling and countryside recreation. There is a regular bus service for Dumfries and the surrounding area.

The property benefits from excellent access to the A75. This key arterial route links Gretna and the A74(M)/M6 motorway corridor, providing straightforward travel south toward Carlisle and the North of England. Glasgow is approximately 1 hour 15 minutes away and Edinburgh 1 hour and 30 minutes.

For rail travel, the nearby town of Dumfries offers the closest train station, situated just a short drive from the village. From Dumfries, regular services provide connections to Carlisle and Glasgow among others. Lockerbie train station is approximately ten miles away and offers access to the West Coast Main Line, making it ideal for commuting further afield.

What3words

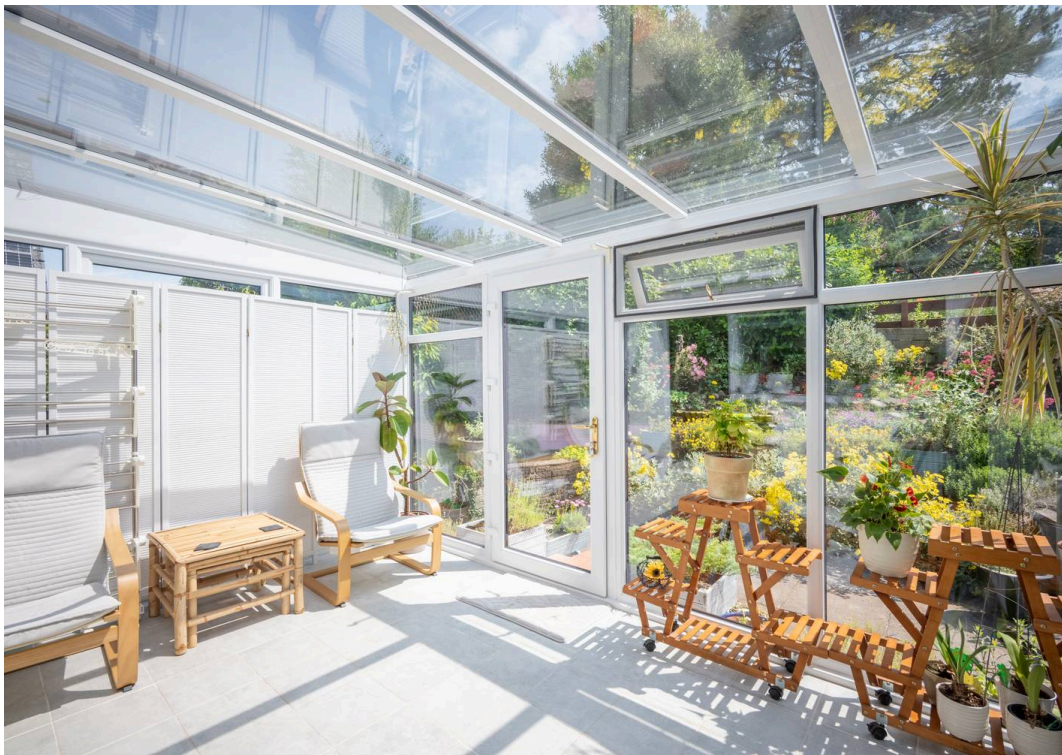
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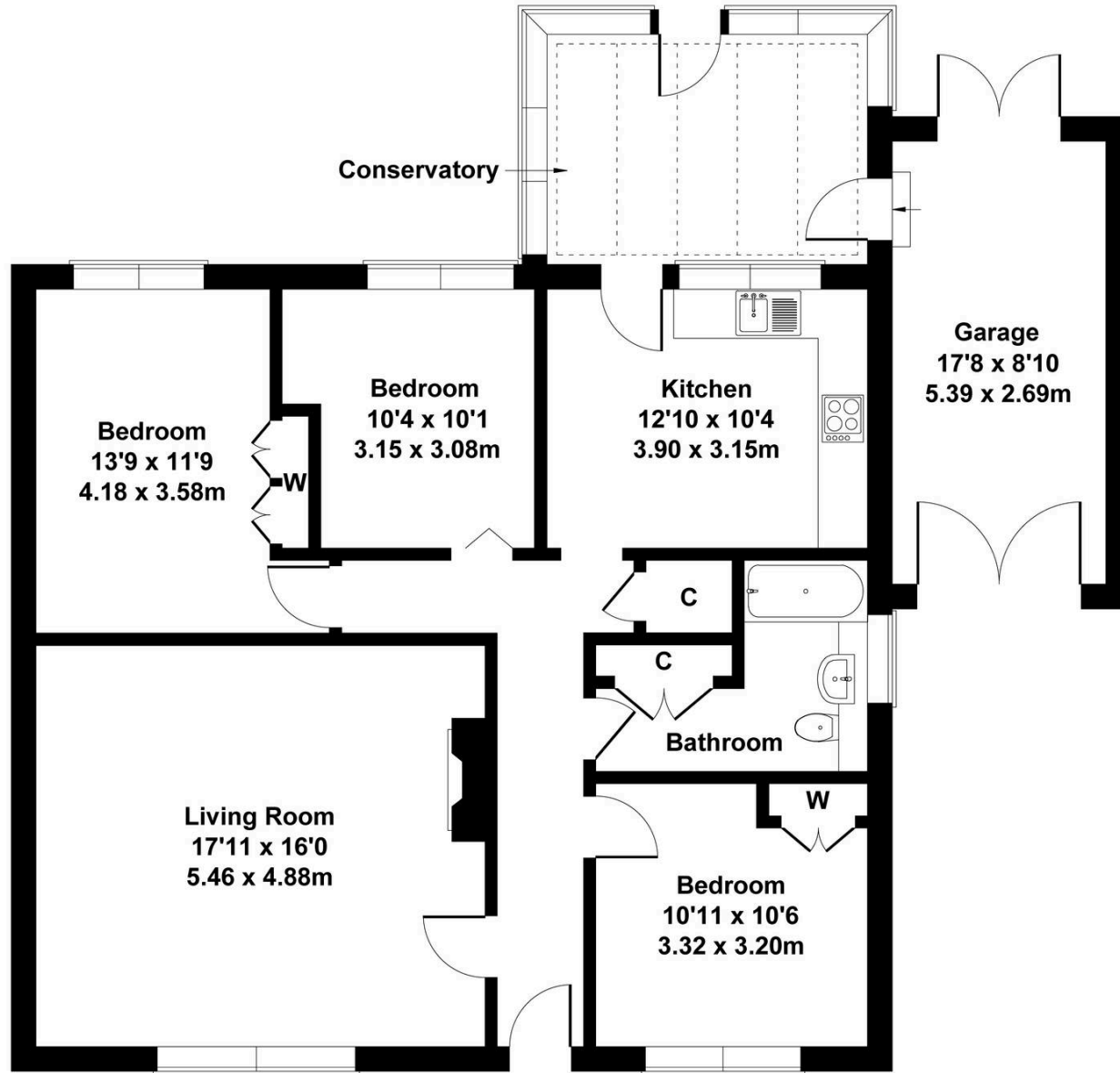






4 Raecroft Avenue, Collin

Approximate Gross Internal Area
1302 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

General Remarks & Stipulations

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.

Services: Mains drainage

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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.

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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.