



## Glasgow Road

Dumfries, DG2 0LF

Offers Over £157,500



- Two Bedroom Lodge Cottage
- Modern fitted kitchen with utility room
- Stylish family bathroom
- Beautifully landscaped private gardens and parking for two vehicles
- Secure enclosed dog exercise area for residents
- Spacious lounge with 8kW multi-fuel stove
- Principal bedroom with en-suite shower room
- Extensive composite wraparound decking with glass balustrades
- Peaceful over-50s residential development with a strong community atmosphere
- Current site fees: £2,595 per annum

# Glasgow Road

Dumfries, DG2 0LF

Offers Over £157,500



Hunters Dumfries are delighted to present for sale this beautifully presented two-bedroom detached residential lodge, situated within the highly regarded Newbridge Country Park on the outskirts of Dumfries. Finished to an exceptional standard throughout, the property offers spacious and contemporary accommodation including a generous lounge with multi-fuel stove, separate dining area, modern fitted kitchen with utility room, two double bedrooms, principal en-suite and a stylish family bathroom, all complemented by beautifully landscaped private gardens and extensive composite wraparound decking.

Newbridge Country Park is one of the area's most sought-after lodge developments, offering a peaceful and secure setting surrounded by beautifully maintained grounds. Designed exclusively for residents aged 50 and over, the park enjoys a genuine sense of community, with regular social events, coffee mornings and organised activities creating a welcoming environment for those wishing to enjoy a relaxed pace of life whilst maintaining their independence.

Despite its tranquil setting, the park is located just a short drive from Dumfries town centre, providing convenient access to supermarkets, independent shops, cafés, restaurants, healthcare facilities, Dumfries & Galloway Royal Infirmary and a wide range of leisure and recreational amenities. Residents also benefit from communal facilities including an enclosed dog exercise area and designated storage for touring caravans and motorhomes, subject to park rules and availability.

Current site fees are £2,595 per annum, contributing towards the maintenance and upkeep of the park and its communal facilities. Purchasers are advised to satisfy themselves regarding the current site fees, park rules and occupancy conditions prior to purchase.

Council Tax Band: A

Viewings are strictly by appointment only through Hunters Dumfries on 01387 245898.

Tel: 01387 245898

### Entrance Hall

Entered via composite steps to the front of the lodge, the welcoming entrance hall provides space for coats and shoes before leading through a secondary door into the main inner hallway.

### Inner Hallway

An L-shaped inner hallway finished with laminate flooring provides access to the dining area, both bedrooms and the family bathroom. The hallway also benefits from a useful double storage cupboard housing the combi boiler.

### Dining Room

A bright and spacious dining area featuring laminate flooring, exposed ceiling rafters and a window to the front elevation. Offering ample space for a six-seater dining table, this room provides an excellent setting for both everyday dining and entertaining. A decorative open archway with display shelving creates a seamless flow through to the lounge.

### Lounge

A beautifully presented and generously proportioned reception room enjoying excellent natural light from two bay windows to the side elevation. Exposed ceiling rafters enhance the character of the lodge, whilst an impressive 8kW multi-fuel stove, set against an attractive brick-effect feature wall, provides a striking focal point and creates a warm, inviting atmosphere. Finished in neutral décor, this is a comfortable and relaxing living space.

### Kitchen

The modern fitted kitchen offers an excellent range of wall and base units with complementary work surfaces and under-cabinet lighting. Integrated appliances include a double electric oven and gas hob with illuminated extractor above, whilst a contemporary slate-effect sink with Carron Phoenix mixer tap sits beneath a window overlooking the rear garden. There is also dedicated space for a freestanding American-style fridge freezer.

### Utility Room

A particularly spacious and practical utility room fitted with additional base units and worktop space, providing dedicated areas for a washing machine, tumble dryer and dishwasher. Three windows overlook the rear garden, creating a bright working environment, whilst a useful storage cupboard offers further practicality. A stable-style door leads directly from the kitchen, and an external door provides convenient access onto the raised composite decking.

### Master Bedroom

A further spacious double bedroom benefiting from an extensive range of fitted wardrobes providing excellent storage. The room offers ample space for additional bedroom furniture and enjoys excellent natural light from a window overlooking the side and rear of the property. Finished in neutral décor, it provides comfortable and versatile accommodation.

### En Suite Shower Room

Fitted with lino flooring, the en-suite comprises a vanity unit incorporating a wash hand basin with storage beneath and a concealed cistern WC. A fully enclosed shower cubicle features both a rainfall shower and separate handheld attachment with glazed folding door. Decorative wall panelling surrounds the shower area, whilst a chrome ladder-style heated towel rail, shaver point and extractor fan complete the room.

### Bedroom Two

A generous double bedroom enjoying views over the front of the property and benefiting from an extensive range of fitted wardrobes

providing excellent storage. A contemporary timber acoustic slat feature wall creates an attractive focal point behind the bed, adding warmth and character to the room. The bedroom is further complemented by a radiator and direct access to the en-suite shower room.

### Family Bathroom

The family bathroom is fitted with lino flooring and comprises a panelled bath with handheld shower attachment, vanity wash hand basin with storage beneath and a concealed cistern WC. A contemporary illuminated touch-control mirror is positioned above the wash hand basin, whilst a chrome ladder-style heated towel rail and window to the front elevation complete the room.

### External Front

A neatly maintained lawn extends across the front of the lodge, with composite steps leading to the main entrance. A substantial external storage area is also located to the front, providing excellent additional storage.

### External Sides

A composite pathway leads from the driveway to the rear of the property. The opposite side incorporates a shale pathway bordered by a small lawn and established shrubs, providing access around the lodge.

### Rear Garden

The rear garden has been thoughtfully landscaped to create an attractive and private outdoor space. Predominantly laid to lawn and enclosed by timber fencing with mature conifers beyond, the garden enjoys an excellent degree of privacy. A variety of established flowers, shrubs and seasonal planting add colour throughout the year, whilst feature tree stumps create a unique focal point within the garden. A timber garden shed sits on its own raised decking area, providing useful external storage.

### Raised Decking

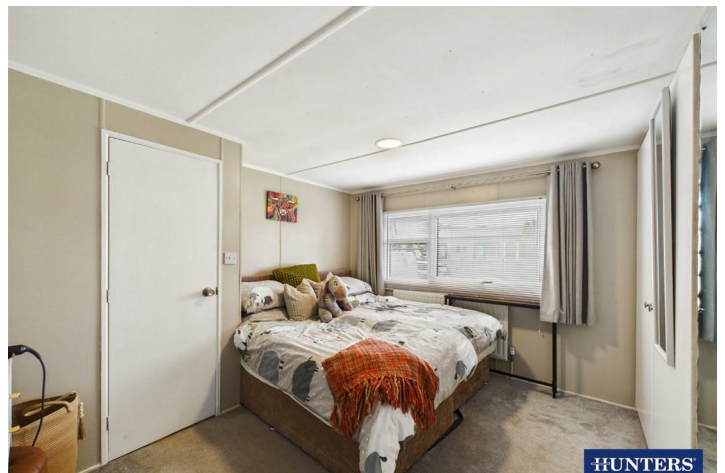
A superb composite raised decking area extends around the rear and side of the lodge, creating an outstanding space for outdoor dining, entertaining and relaxing. Finished with contemporary glass balustrades and stainless steel handrails, the deck enjoys attractive views across the beautifully maintained gardens while offering a safe and secure environment. A ramp provides easy access from one side, with steps to the other, both incorporating gated entrances for added security and convenience.

### Parking

A stone/chipped driveway to the side of the lodge provides off-road parking for two vehicles. An external power point is fitted, with gated access leading onto the rear decking.

Floorplan







## Energy Efficiency Graph

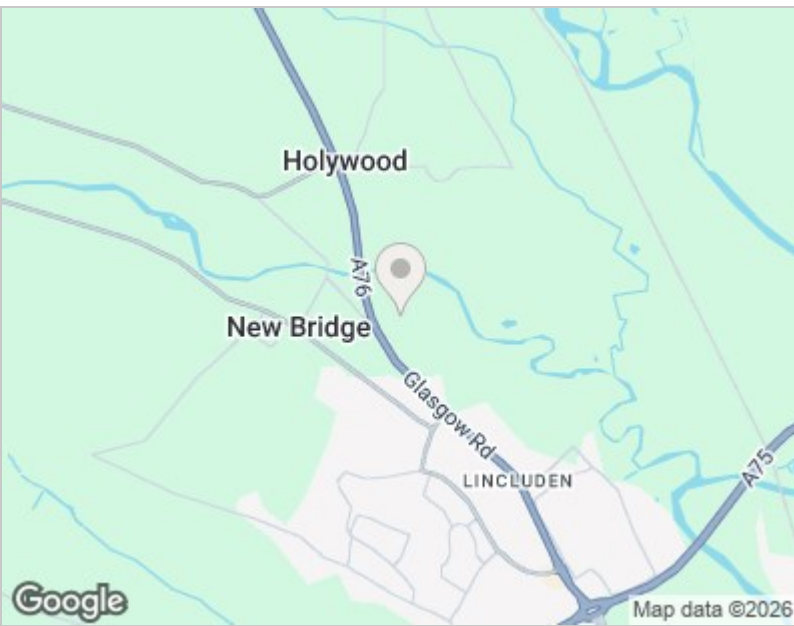
| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| <b>Scotland</b>                                                 | EU Directive 2002/91/EC  |           |

## Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Moat Brae, 101 George St, Dumfries, DG1 1EA  
Tel: 01387 245898 Email: [dumfries@hunters.com](mailto:dumfries@hunters.com)  
<https://www.hunters.com>

