



## ROSEBANK LODGE

*Lockerbie, Dumfries And Galloway, DG11 2PL.*



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**Delightful 3 Bedroom Country Lodge House, Garden and Garages in idyllic and rural Dumfries and Galloway within easy access to the M74.**

Lockerbie 1.9 miles, M74 3.1 miles, Carlisle 24.9 miles, Dumfries 14.2 miles  
(All distances are approximate).

### Summary of Accommodation

**Ground Floor:** Hall, Living Room, Kitchen/Dining Room, Utility Room, Garden Room, Study, Double Bedroom and Family Bathroom.

**First Floor:** Landing, Double Bedroom with En-Suite Bathroom and a further Double Bedroom.

Garden, Triple Garage with a further Garage/Workshop/Garden Store.

**Around 0.23 Acres.**



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### Situation:

Rosebank Lodge is situated in the delightful rural county of Dumfries and Galloway, approximately 1.9 miles from Lockerbie Town Centre. The area provides a charming rural setting with the benefit of easy access to the nearby towns of Dumfries and Carlisle. Its proximity to the M74, about 3.1 miles away, allows travel north and south.

Lockerbie is the nearest town to Rosebank Lodge on the edge of the M74 arterial route from Glasgow to Carlisle. Lockerbie is a quaint and historic market town and offers a variety of retail shops, businesses and local amenities including a Tesco supermarket with a range of places to eat and drink.

Lockerbie train station provides regular services to Glasgow and Edinburgh with Annan about 11.6 miles away providing services to Newcastle. Trains from Lockerbie run regularly to Glasgow and Edinburgh with a travel time of just over an hour. For schooling, Lockerbie has a Primary and Secondary School which is approximately 2.4 miles away.

The larger town of Dumfries is the historic capital of the county and acts as the gateway to the stunning Solway Coastline and beyond to Galloway, with its beautifully scenic countryside and pretty towns. The A75 bypasses the town and serves as the main artery for Stranraer for ferry services to Ireland. The town has several local sports clubs and leisure facilities and is home to the Crichton Campuses of both the University of Glasgow and the University of the West of Scotland.

The closest city is Carlisle which is home to the historic Carlisle Castle as well as many shopping and amenity outlets. The station provides a sleeper service to London with trains available to Carlisle from Annan and Lockerbie.

The surrounding countryside is ideal for anyone wishing to get out and about. Hiking, cycling, fishing on the Rivers Annan, Border Esk, the nearby Dryfe Water and bird watching are just a few outdoor activities among the undulating hills, peaceful lochs, and forests. For golfing enthusiasts, local golf courses include Lockerbie Golf Club situated on an elevated setting with stunning views over Annandale Valley, with other courses such as Powfoot, Lochmaben, Dumfries and Southernness. Lockerbie Ice Rink is a leading centre in Scotland for Curling enthusiasts.





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### Description:

Rosebank Lodge is a characterful former Lodge House built in the late 1800s with a delightful, spacious garden that surrounds the house providing privacy and tranquillity in this beautiful area of scenic Dumfries and Galloway. The property is approached from the road arriving through double wrought iron gates to a private gravel driveway with space for car parking at the front of the house.

The house has a distinctive red sandstone façade under a rosemary tile roof with two decorative, half timber styled decorative gables over traditional stone mullion windows providing further charm to its characterful exterior.

The front door of Rosebank Lodge opens to the carpeted entrance hall which provides access to the principal rooms on the ground floor. The cosy, carpeted L-shaped living room features a Tiger log burning stove with a stone mantel on a marble hearth. The room benefits from secondary glazing behind leaded glass windows.

A door from the living room gives access to the spacious, open plan kitchen/dining room with base and wall kitchen units including display shelving, finished with Technistone work surfaces and a double stainless steel sink. There is a matching island unit with breakfast bar which is ideal for casual dining. Kitchen appliances include an electric Aga with 6-ring gas hob, with an extractor fan and an integrated dishwasher. The living area includes a Tiger wood burning stove on a tiled hearth providing warmth on the coldest of days. A double glazed large window and double doors provide views of the garden and fields beyond along with access to the garden. Off the kitchen living space, a door gives access to a drying/storage cupboard and a recess with space for a fridge freezer and cold storage drawer for vegetables. The adjoining utility room includes double door pantry storage, base storage units, rolltop worksurface, a sink, a washing machine and a door to the garden.

Returning to the hall gives access to a double bedroom overlooking the garden patio with a built-in wardrobe. The family bathroom at the end of the hall has a bath, shower cabinet, wash hand basin and WC. The study includes raised shelving and provides access in to the delightfully, bright and spacious garden room. The garden room is bathed in natural light from its triple aspect overlooking the surrounding garden and fields beyond. Each aspect of the room has windows and glazed double doors that open out onto the garden with glazed roof windows providing added natural light. This room offers a truly delightful space for both relaxation, tranquility, and a perfect space for entertaining.

Off the hall lies a door to both the kitchen/dining room and a staircase that ascends to the first floor landing. The principal bedroom with roof window has a built-in wardrobe and cupboard along with eaves storage space and an en-suite shower room with natural light via a roof window, a hand wash basin, bidet and WC. Completing the first floor is the double bedroom 2 with two roof windows and eaves storage space.

Rosebank Lodge is a delightful and characterful rural home offering rural privacy and tranquillity with varied garden grounds and idyllic views over fields and hills beyond.

### Garage and Workshop/Store Room

There is a triple garage with an adjacent large single garage/workshop/garden store. These are fed by an independent power source and meter. This arrangement may offer office space or annexe accommodation subject to obtaining any necessary planning consents.



### Garden

The west side of Rosebank Lodge is bounded by a stone wall with two wrought iron gates providing access to the main driveways; one at the front of the house and the second to allow access to the garage buildings.

The gardens at Rosebank Lodge are a delight. There are two patio areas surrounded by a mixture of herbaceous borders, shrubs, fruit trees and lawn. A wrought iron fence encircles the property and acts as a boundary fence to the south, east and the north.

There is a greenhouse and polytunnel at the rear with a small vegetable garden and a raised bed. There is also a wildlife pond.

The gardens of Rosebank Lodge are a haven of peace and tranquillity and in the summer months they come alive with wildlife including red squirrels.

### GENERAL REMARKS AND INFORMATION:

#### Fixtures and Fittings:

All items in the Particulars of Sale are included in the sale price.

#### Services:

Mains Electricity, Mains Water, Private septic drainage. Oil fired central heating. Gas bottle supply for Aga 6 ring gas hob.

#### Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

#### Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is DG11 2PL.

#### What Three Words:

*///comedians.cosmic.proof*

#### EPC – Band TBC.

#### Local Authority:

Dumfries and Galloway Council, 109-115 English St, Dumfries DG1 2DD. 0303 333 3000

#### Council Tax Band:

Band E.





ROSEBANK LODGE, LOCKERBIE, DG11 2PL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,268 SQ FT / 210 SQ M  
 GARAGE 772 SQ FT / 72 SQ

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Please note areas within curved and angled walls are approximated.

RETTIE

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 EH3 6DH



**Entry and Vacant Possession:**

Entry and vacant possession will be by mutual agreement.

**Home Report:**

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

**Particulars and Plans:**

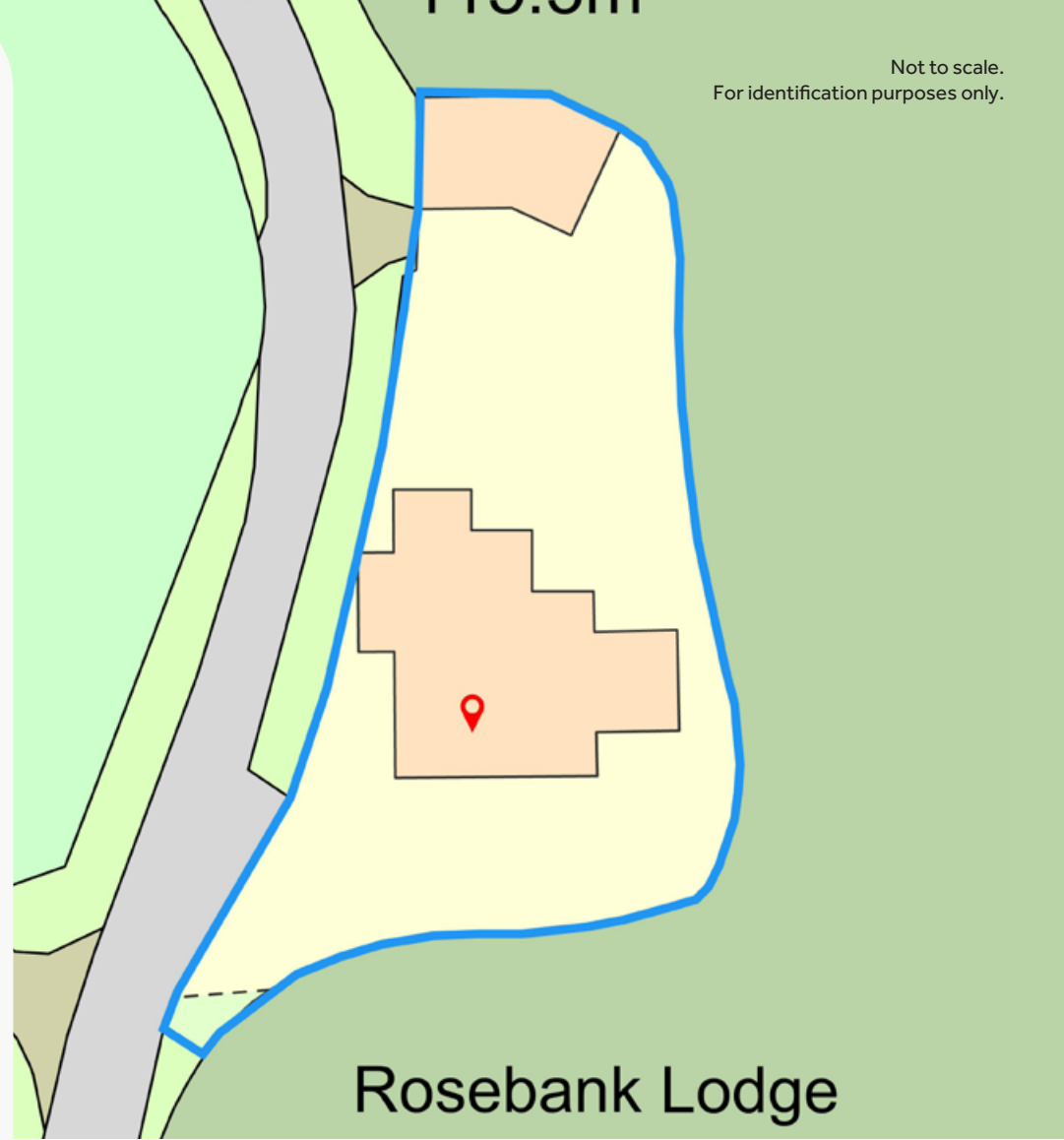
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

**Offers:**

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

**Servitude Rights, Burdens & Wayleaves:**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.







#### Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

#### RETTIE

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