



Marchfoot Cottage, Bane Loaning

Dumfries, DG1 3AZ

Offers Over £260,000



- Conveniently Located and Detached House
- Contemporary Kitchen
- Three Double Bedrooms one with a 'secret' en-suite
- Additional Large Attic/Storage Area
- Beautifully Landscaped Garden with Pond
- Beautifully Presented & Maintained Throughout
- Open Plan Dining/Family Room with French Doors
- Modern Downstairs Shower Room
- Gated Off-Road Parking, Integral Garage & Outbuilding
- EPC - D

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Marchfoot Cottage is situated conveniently within Dumfries with an ease of access into the town centre and only a five minute walk to and from the train station. The property has been beautifully upgraded and maintained allowing the new owners to simply move straight in and enjoy immediately. Checking numerous boxes on the requirements list, the property boasts a spacious and versatile interior which includes a show-stopping kitchen whilst externally, the gardens are beautifully manicured and include an excellent outbuilding, perfect for multiple uses including home gym or office. A viewing is imperative to appreciate.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, living room, kitchen, open plan dining/family room, bathroom and one bedroom to the ground floor with a landing, two double bedrooms and en-suite to the first floor. Separately on the first floor above the garage is a large attic/storage area. Externally there are gardens to the front along with gated off-road parking, integral garage and outbuilding. EPC - D and Council Tax Band - D.

Conveniently located just off Lockerbie Road, one of Dumfries' arterial routes, there is excellent access both into and around Dumfries. Within a short walk you can be at Dumfries High School and in the town centre which boasts an array of shops, supermarkets and garages with the addition of excellent transport connections including both bus and train stations. Heading out of town via Lockerbie Road, you have a generous retail park along with easy access to the A75 which connects throughout South West Scotland.

ENTRANCE PORCH

Entrance door from the front, internal door to the living room, two double glazed windows to the front aspect and tiled flooring.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, internal doors to the kitchen and bedroom three, radiator, electric fire and stairs to the first floor landing.

KITCHEN

Contemporary fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, designer extractor unit, integrated dishwasher, corner one bowl sink with mixer tap, space for a fridge freezer, wall-mounted and enclosed gas boiler, radiator with bench, double glazed window to the front aspect, external door to the front and an internal door to the inner hall.

INNER HALL

Internal doors to the dining/family room and bathroom. Built-in cupboard.

DINING/FAMILY ROOM

Double glazed window to the front aspect, double glazed French doors to the front garden area, two designer vertical radiators, wall-mounted electric fire, recessed spotlights and an internal door to the rear hall.

BATHROOM

Three piece suite comprising a vanity WC, vanity wash hand basin and walk-in shower enclosure bene fitting a mains shower with rainfall shower head. Part-boarded walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

REAR HALL

Internal door to the garage, stairs to the attic/store room with a generous under-stairs store area with cloak rack and shelving.

BEDROOM THREE

Double glazed window to the front aspect and radiator.

LANDING

Stairs up from the ground floor, internal doors to two bedrooms, radiator, built-in cupboard and a double glazed Velux window.

BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect and radiator.

BEDROOM TWO

Double glazed window to the front aspect, radiator, recessed lighting and fitted wardrobes with mirrored doors. A secret double door entrance to the en-suite bathroom.

EN-SUITE

Three piece suite comprising a WC, vanity wash hand basin and bath with hand shower attachment. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed lighting, extractor fan and an obscured double glazed window.

ATTIC/STORAGE AREA

Stairs up from the ground floor rear hall, double glazed window to the front aspect, double glazed window to the rear aspect, two radiators and recessed spotlights.

EXTERNAL

Accessing the property via a metal gate entrance towards a generous tarmac driveway and parking area, allowing off-road parking for four/five vehicles. Further access from here into the integral garage. A beautifully landscaped front garden including lawn and pond with a further block-paved pathway/seating area directly in front of the dining/family room patio doors.

INTEGRAL GARAGE

Electric roller garage door, pedestrian access door from the rear hall, fitted base and wall units with worksurface above, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, power and lighting.

OUTBUILDING

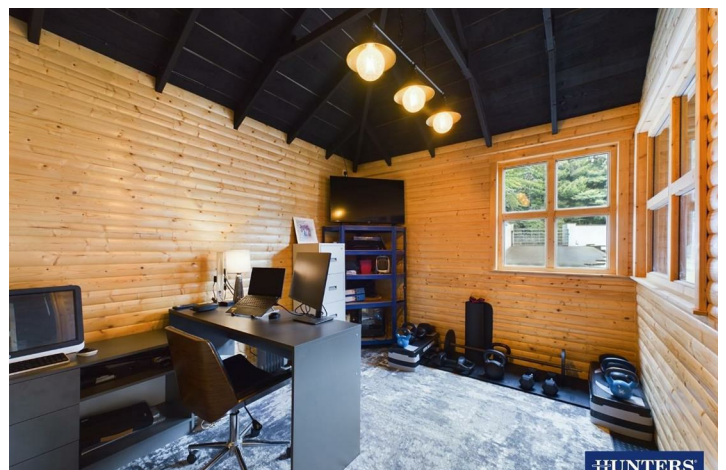
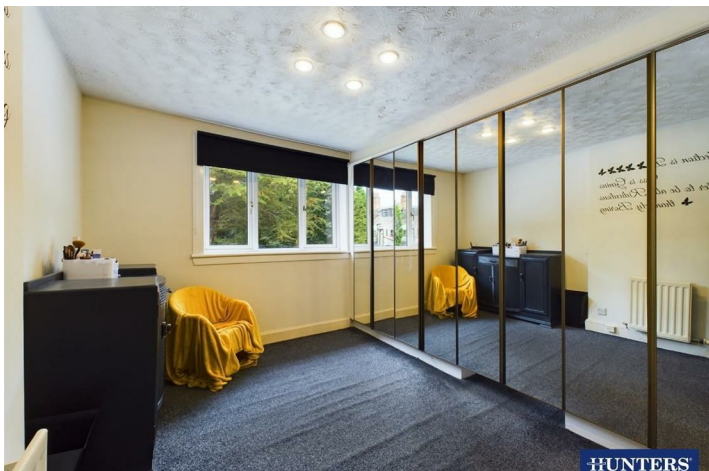
A substantial timber outbuilding incorporating a sheltered outdoor entertaining area with access into the outbuilding, which includes power and lighting internally. Within the outdoor entertaining area is lighting, power and a TV point.

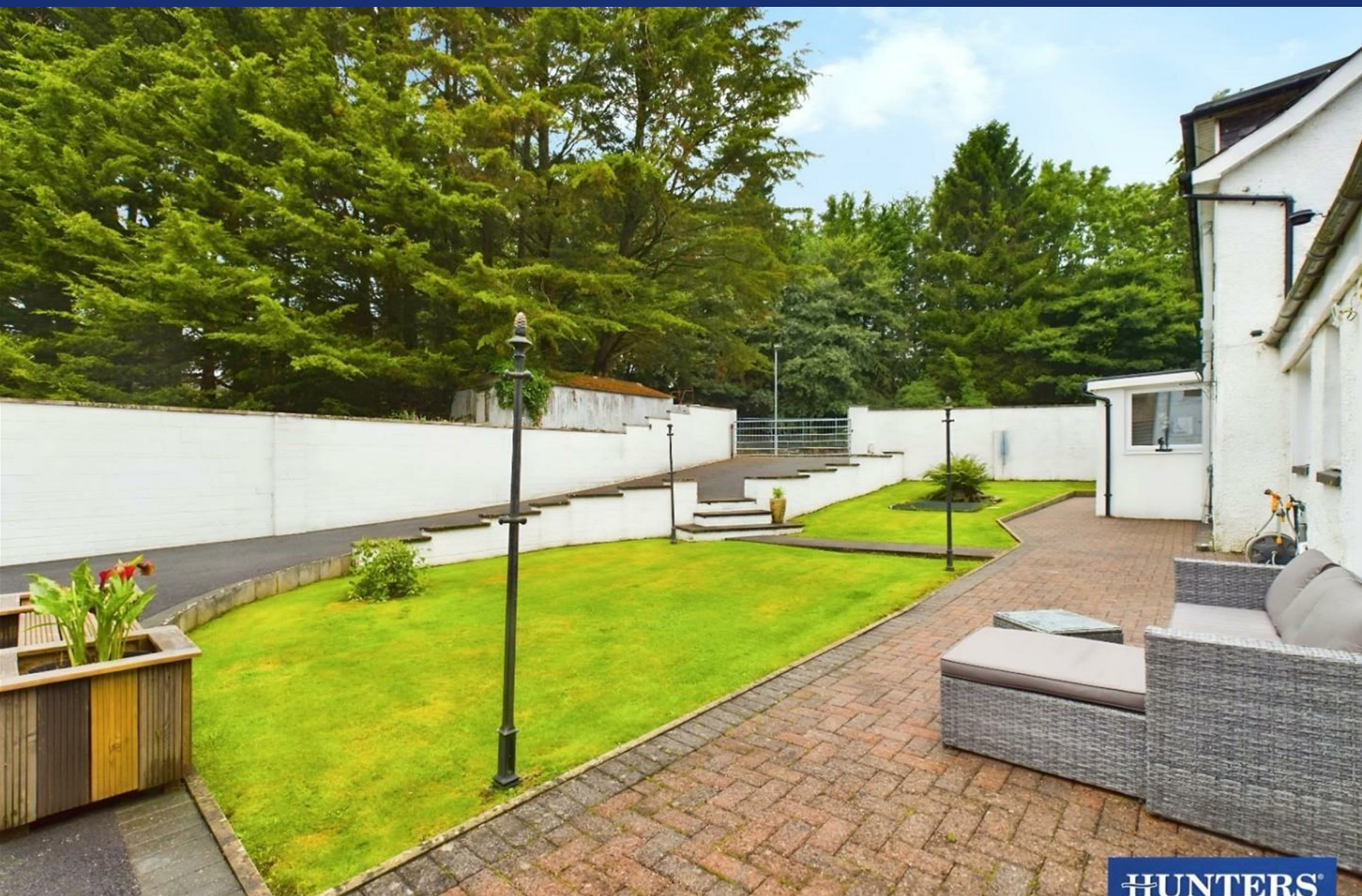
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - meanders.stub.stay

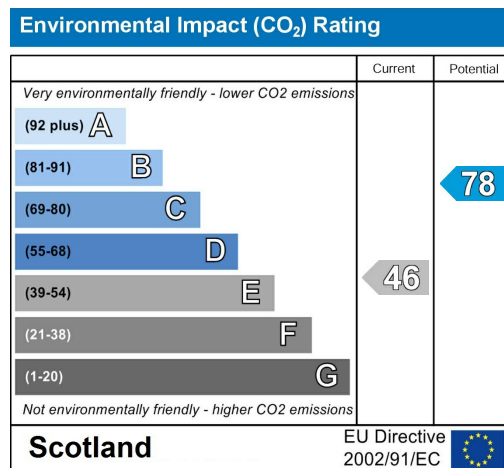
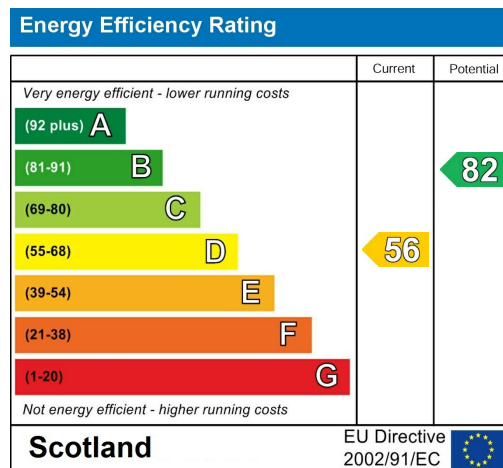
Floorplan







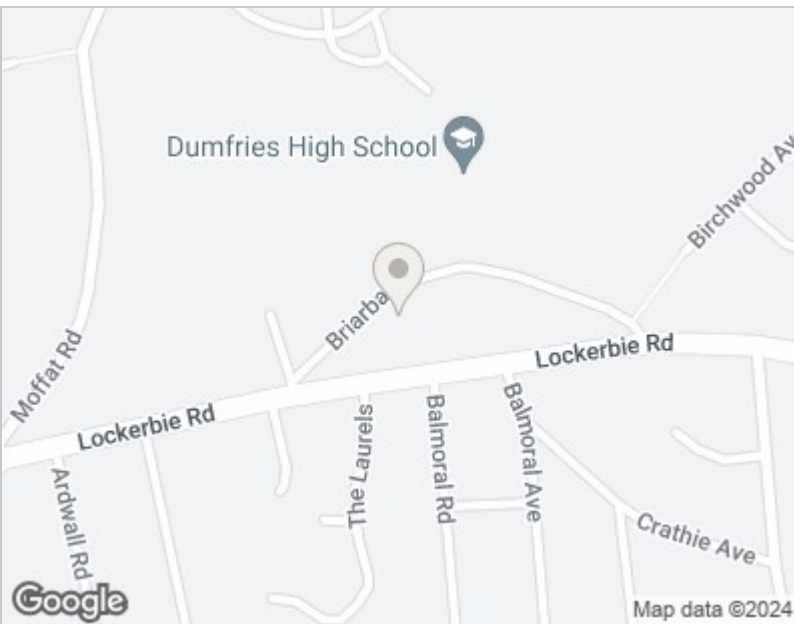
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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Tel: 01387 245898



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