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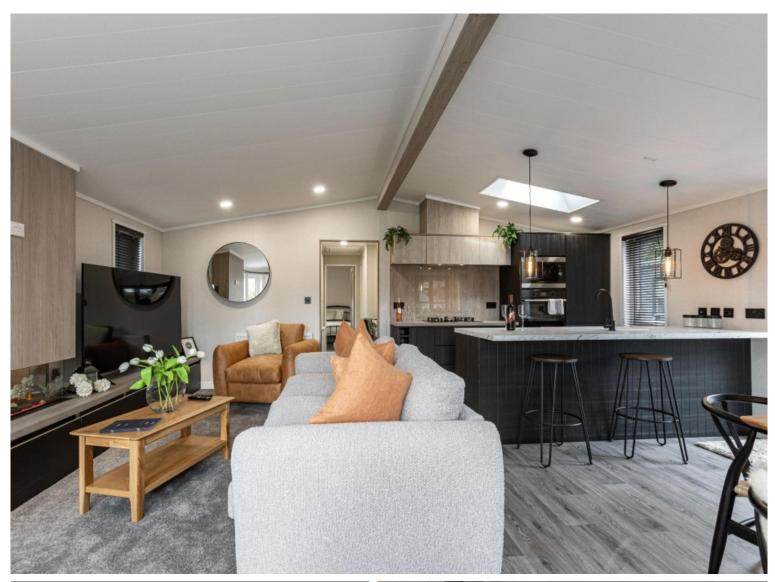


Franklin Lodge, Newbridge Country Park, Dumfries, DG2 OLF

OIRO £179,000



Nestled within the renowned Newbridge Country Park, an exclusive, gated development that allows occupancy all year round, The Franklin is a highly attractive, brand new, two-bedroom lodge only one mile from Dumfries Town. Residing on a most idyllic plot within the leisure park, The Franklin has been inspired by the sunset tones of Morocco as well as earthy, natural textures. Viewings are considered essential to fully appreciate.



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Location:

Newbridge Country Park is ideally situated, tucked away against a backdrop of rolling Scottish hills yet a short drive from the main A74 road between Carlisle and Glasgow. Around an hour's drive will see you in either of Scotland's

Around an hour's drive will see you in either of Scotland's two largest cities. Spend a day amongst the bustle of Glasgow, with it's abundant shopping and restaurants, or enjoy exploring beautiful, historic Edinburgh with it's winding, cobbled streets and plentiful attractions

Description:

Internally comprising a spacious, open-plan kitchen living and dining area that perfectly epitomises contemporary modern style, two double bedrooms (the master with ensuite), family bathroom, work station and a wealth of storage throughout, this certainly is a prime candidate for those looking for a home-from-home lodge. Externally, the Franklin enjoys a well-proportioned, private decking area to the front and side that offers a most appealing insideoutside alfresco option when entertaining. Additionally, if you like a room with a view, the clever use of windows throughout graces the impeccable lodge with uncompromising views from every angle.

Fixtures and Fittings:

The Franklin is offered in fully furnished condition and sale shall include all furniture, carpets and floorcoverings, kitchen fittings inclusive of the dishwasher, oven, fridge/freezer and washer-dryer, bathroom fittings, and light fittings.

Services:

Metered gas and electricity. Private water and drainage supply.

EPC:

Pending

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Ground Maintenance:

The ground maintenance for the site is charged at £2,500.00 and includes all VAT, rates, water and refuge.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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