

ASHBANK

TROQUEER ROAD, DUMFRIES, DG2 7SS

Ashbank House is a traditional detached villa formed over **three levels**. A former care home offering a **fantastic development opportunity** and with the correct consents would make an **impressive residential conversion**.

The property has been unoccupied for some years now and requires a degree of upgrading however many of the original features are still intact. The property occupies a larger than average plot and sits on around half an acre.

The ground floor accommodation comprises entrance vestibules, a large hallway, three good size bedrooms, a dining room, kitchen and utility room. The first floor is accessed via a large staircase with

a bathroom on the half landing and a further six bedrooms, three of which are en-suite. The property also has a large basement and internal garage.

The property must be viewed to appreciate the size of the accommodation on offer.

Services - Mains gas, electric, water.

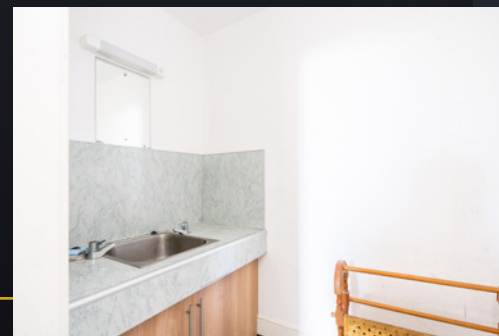
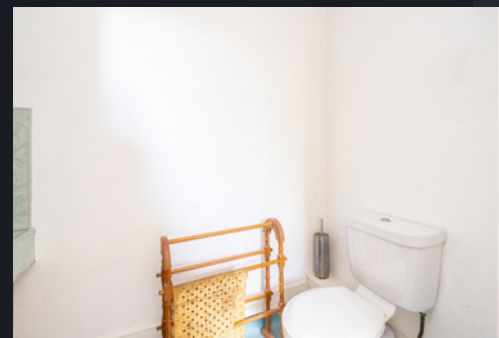
Tenure - Freehold







“ a traditional
detached villa
formed over
three levels ”



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	7.10m (23'4") x 4.60m (15'1")
Dining Room	4.30m (14'1") x 3.70m (12'2")
Kitchen	4.10m (13'5") x 1.90m (6'3")
Utility	2.90m (9'6") x 1.90m (6'3")
Bedroom 1	5.50m (18'1") x 4.40m (14'5")
En-suite	2.80m (9'2") x 1.60m (5'3")
Bedroom 2	4.50m (14'9") x 3.70m (12'2")
En-suite	3.00m (9'10") x 1.50m (4'11")
WC	1.90m (6'3") x 0.90m (2'11")

Half Landing

Bathroom	3.00m (9'10") x 2.60m (8'6")
Shower Room	4.00m (13'1") x 1.90m (6'3")

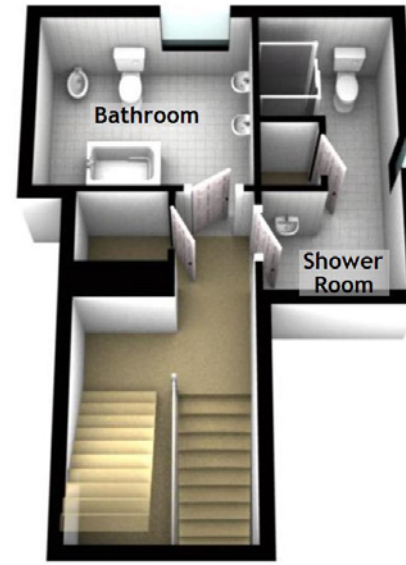
First Floor

Bedroom 3	4.30m (14'1") x 4.30m (14'1")
En-suite	2.60m (8'6") x 1.30m (4'3")
Bedroom 4	5.20m (17'1") x 4.40m (14'5")
En-suite	1.80m (5'11") x 1.70m (5'7")
Bedroom 5	4.50m (14'9") x 4.40m (14'5")
En-suite Bathroom	2.00m (6'7") x 1.80m (5'11")
Bedroom 6	4.50m (14'9") x 4.30m (14'1")
Bedroom 7	3.30m (10'10") x 3.10m (10'2")
Bedroom 8	5.00m (16'5") x 2.50m (8'2")
WC	2.70m (8'10") x 1.20m (3'11")

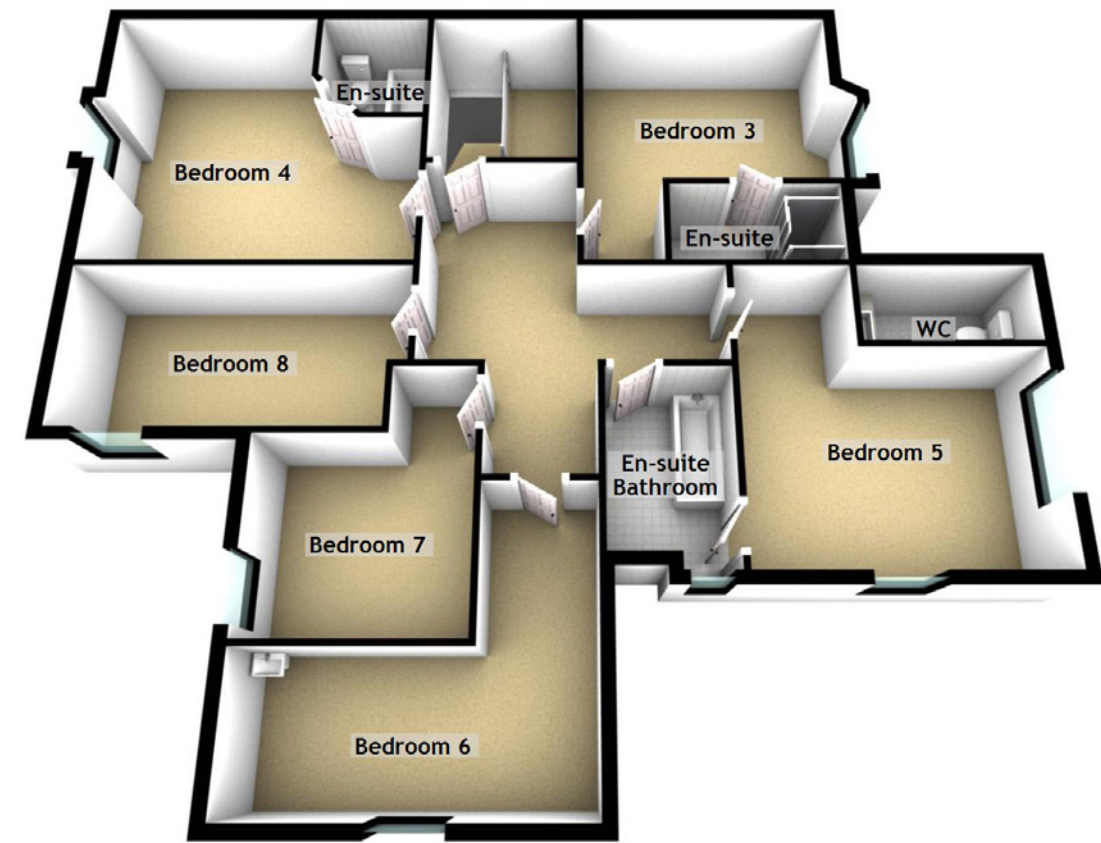
Garage	6.60m (21'8") x 3.40m (11'2")
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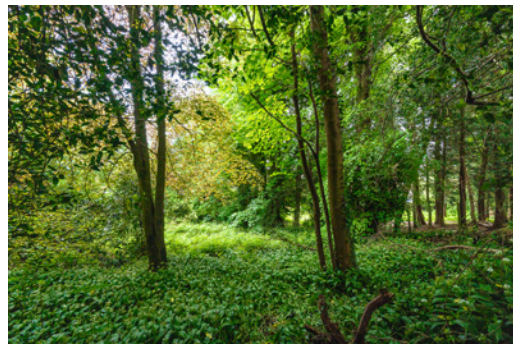
GROUND FLOOR



HALF LANDING



FIRST FLOOR



Dumfries town centre can be reached within five minutes by foot and offers a combination of **good shopping facilities** and **historic buildings**. Dumfries also has a large **college** and **university** campus located within attractive grounds overlooking the town as well as **three golf courses**.

Transport links are fantastic with a regular bus service to the town centre stopping in the immediate vicinity. For further afield, Dumfries train station provides regular links to Glasgow and all points south, as does the bus station. There are regular and quick train connections to Edinburgh from the small town of Lockerbie, just a few miles away and accessible by a regular bus service from Dumfries.

The M6 and M74 road networks are accessible nearby at Moffat, Gretna and Lockerbie.

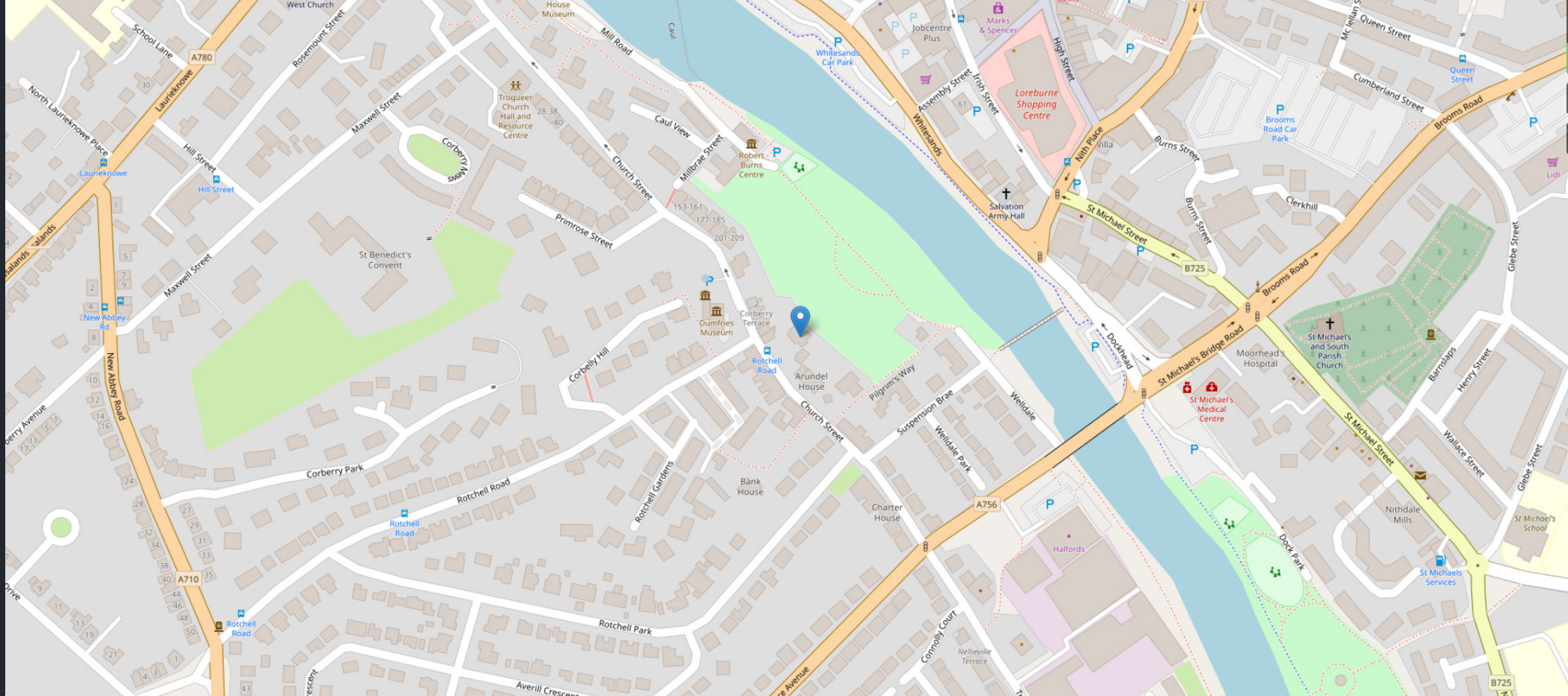
The surrounding area offers glorious countryside and historic ruins with easy access to the beautiful coast and a multitude of sporting and country pursuits including sailing, horse riding, mountain biking, fishing, golf and fine coastal and woodland walk.





“The surrounding area offers glorious countryside and historic ruins”





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