

# 5 Picket Cross

Bankend Road | Dumfries | Dumfries and Galloway | DG1 4AH



Galbraith



# Exceptional detached family home with grounds extending to approximately 0.48 acres



Glasgow 78 miles | Edinburgh 80 miles | Carlisle 36 miles

(All distances are approximate)

Quiet cul-de-sac setting

Ideal for multigenerational living

Self-contained one-bedroom annexe

Flexible four-bedroom accommodation

Spacious and mature garden grounds with fruit trees

Driveway, large garage, wood store and potting shed

**Offers Over £575,000**

# Galbraith

93 King Street | Castle Douglas | DG7 1AE  
T: 01556 505 346 | E: [castledouglas@galbraithgroup.com](mailto:castledouglas@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)

## Situation

5 Picket Cross is situated within a peaceful and established cul-de-sac on the edge of the popular market town of Dumfries. The property enjoys a private setting whilst remaining conveniently placed for access to the town centre and its wide range of amenities including primary and secondary schooling, supermarkets, leisure facilities, healthcare services and transport links.

Dumfries offers excellent connectivity to the south and north via the A75 and M74 road network, with rail services available from Dumfries station providing links to Carlisle, Glasgow and beyond. The town is also home to the renowned University of Glasgow Dumfries Campus located within the historic Crichton Estate, together with the Crichton Business Centre which provides a thriving hub for local businesses and professional services. The surrounding countryside provides ample opportunity for outdoor pursuits including walking, cycling and fishing.

## Description

Originally constructed in 1968, 5 Picket Cross was substantially extended and comprehensively renovated in 2014 to create a beautifully presented family home finished to an exceptionally high standard throughout. The property offers flexible and spacious accommodation ideally suited to modern family living, together with a self-contained one-bedroom annexe providing excellent multigenerational living potential or ancillary guest accommodation.

The welcoming entrance hall immediately sets the tone for the quality found throughout the property, with solid oak flooring extending through much of the ground floor accommodation. The heart of the home is the impressive and generously proportioned kitchen, fitted with contemporary units complemented by granite worktops and a central island. Appliances include an integrated dishwasher and a Rangemaster Cooker which combines a five-ring gas hob and both a gas and fan electric oven. Ample space is provided for informal dining.

Adjoining the kitchen is a separate dining room, equally suited for use as a family room or additional sitting area. There is a spacious, accessible shower room, and a useful utility room provides further storage and practical workspace, together with internal access to the annexe accommodation.

The main living room is both spacious and inviting, benefitting from excellent natural light and centred around a wood burning stove creating a warm and comfortable atmosphere.

On the first floor, the principal bedroom enjoys a luxurious feel with a large walk-in wardrobe and ensuite shower room. A second double bedroom also benefits from an ensuite shower room together with a substantial walk-in airing cupboard. Two further double bedrooms are provided, one currently utilised as a home office, in addition to a well-appointed family bathroom.

The annexe accommodation offers excellent independence and flexibility, comprising a double bedroom with triple built-in wardrobes, shower room, spacious kitchen with dining area, separate entrance and a comfortable living room with direct access onto the patio.

## Accommodation

Ground floor - Living room, dining room, understairs walk-in cupboard, dining kitchen, utility room and shower room.

First Floor - Four double bedrooms, two with ensuite shower rooms. Family bathroom

Annexe - Kitchen, living room, shower room, double bedroom.





# Annexe



## 5 Picket Cross, Dumfries, DG1 4AH

Approximate Gross Internal Area  
3003 sq ft - 279 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

**Important Notes:** 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2026

## Garden

The property sits within generous grounds extending to approximately 0.48 acres. The mature garden grounds include extensive patio areas, fruit trees and established shrubs creating a private and attractive setting. There is ample parking available by way of a driveway together with a large garage, lean-to/potting shed and wood store area.

## General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band G	Band C (71)

## Services

Mains electricity and water are connected FTTP (Fibre To The Premises) is available | Mobile Signal Yes

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## Directions



numeral.shadowing.frostbite



Post Code: DG1 4AH

## Solicitors

Braznell and Orr, Dumfries

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Viewings

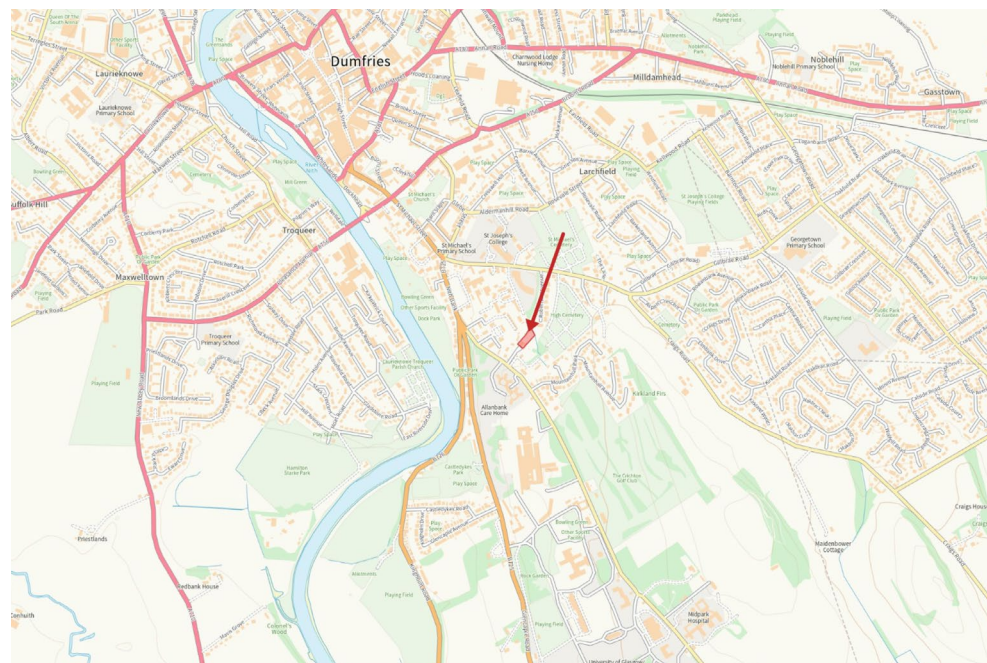
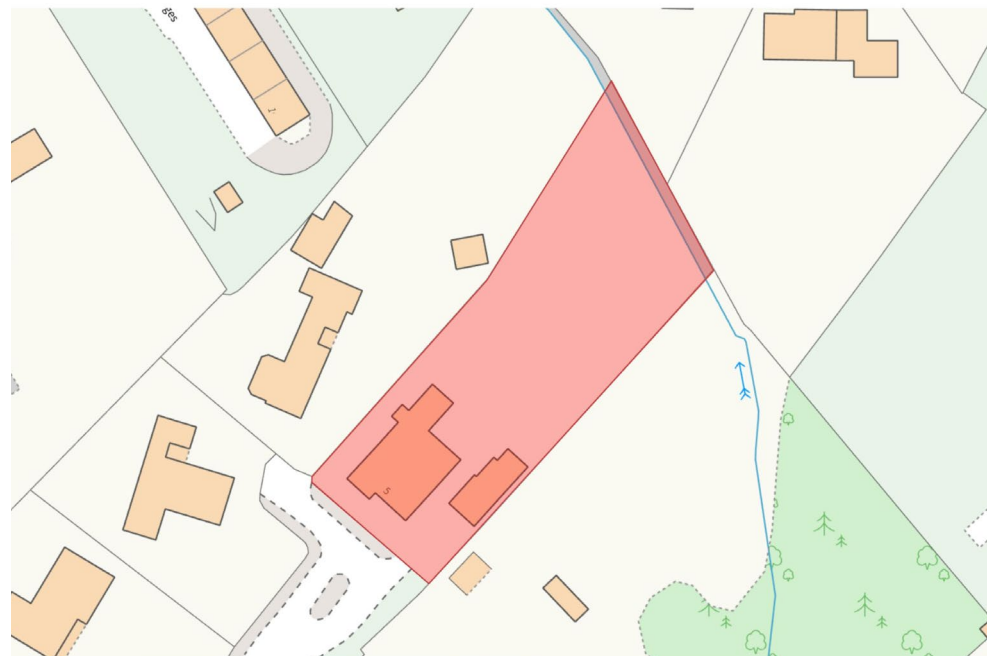
Strictly by appointment with the Selling Agents.

## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

## Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.





**Galbraith**