

A white, single-story cottage with a dark, moss-covered roof and a chimney. It has a small porch over the entrance and a white garage door on the left. The house is surrounded by a stone wall and red bushes. In the background, there are rolling green hills and a large brown field.

ROBSLAND COTTAGE

CATHERINEFIELD ROAD, DUMFRIES, DUMFRIES AND GALLOWAY



ROBSLAND COTTAGE, CATHERINEFIELD ROAD, DUMFRIES, DUMFRIES AND GALLOWAY

A three-bedroom detached bungalow set on the edge of Dumfries

Dumfries 3.5 miles ■ Edinburgh 76 miles ■ Glasgow 73 miles

Offers Over £150,000

- 1 reception rooms. 3 bedrooms
- Countryside views
- Edge of town location
- Garage and off road parking



Galbraith

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 OnTheMarket



SITUATION

Sitting to the east of Dumfries in an edge of town location, Robsland Cottage is approximately 3.5 miles from the centre of Dumfries and just 5 miles to Dumfries & Galloway Royal Infirmary. The property benefits from a rural location with far reaching countryside panorama, yet just a short distance to the town itself.

Dumfries is the regional capital with an extensive range of amenities typical of a town of this size including high street shops, retail parks, supermarkets, primary and secondary schools, parks and leisure facilities, golf clubs, cricket club, rugby club, and the famous Queen of the South football club. The Crichton Campus is home to Dumfries & Galloway College, and the southern campuses of the University of Glasgow and the University of the West of Scotland. Dumfries railway station connects with Glasgow, Edinburgh and Carlisle. There is a mainline station at Lockerbie, around 16 miles with connections to Glasgow, Edinburgh, Newcastle, Manchester, Birmingham and London. Domestic and international flights are available from Edinburgh and Glasgow airports, both around 76 & 73 miles distant.

DESCRIPTION

Robsland Cottage is a three-bedroom detached bungalow set on the edge of Dumfries, offering countryside views and excellent potential. Of Dorran construction, the property presents an ideal opportunity for full renovation or extension (subject to the necessary consents).

The accommodation includes three bedrooms, a bright living area, kitchen, and bathroom, complemented by single garage and garden. The setting enjoys a peaceful semi-rural outlook while remaining within easy reach of Dumfries town centre and its amenities.

An application has been submitted for development on land across from the property, with details available via Dumfries and Galloway Council's planning portal under reference 24/2277/FUL. Permission is yet to be granted and we understand a decision will potentially be reached in 2026

Robsland Cottage represents a rare opportunity to create a bespoke home in a desirable edge-of-town location with attractive open views.

There is the potential to purchase additional land to include the location of the septic tank which is currently located out with the existing boundary.

The damp identified in the Home Report was caused by a slipped roof tile, which has since been repaired, and the affected area has been fully dried. This will be reflected in the updated Home Report once it is refreshed.

ACCOMMODATION

Ground Floor: Three bedrooms, living room, bathroom, kitchen and garage.

GARDEN

The existing garden is mostly laid to lawn with shrubbery.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil fired	Band D	x	FTTC	YES

FLOOD RISK

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

POST CODE

DG1 3PJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: typical.relieves.nothing

SOLICITORS

Walker & Sharpe,
Dumfries,
37 George Street
DG1 1EB

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

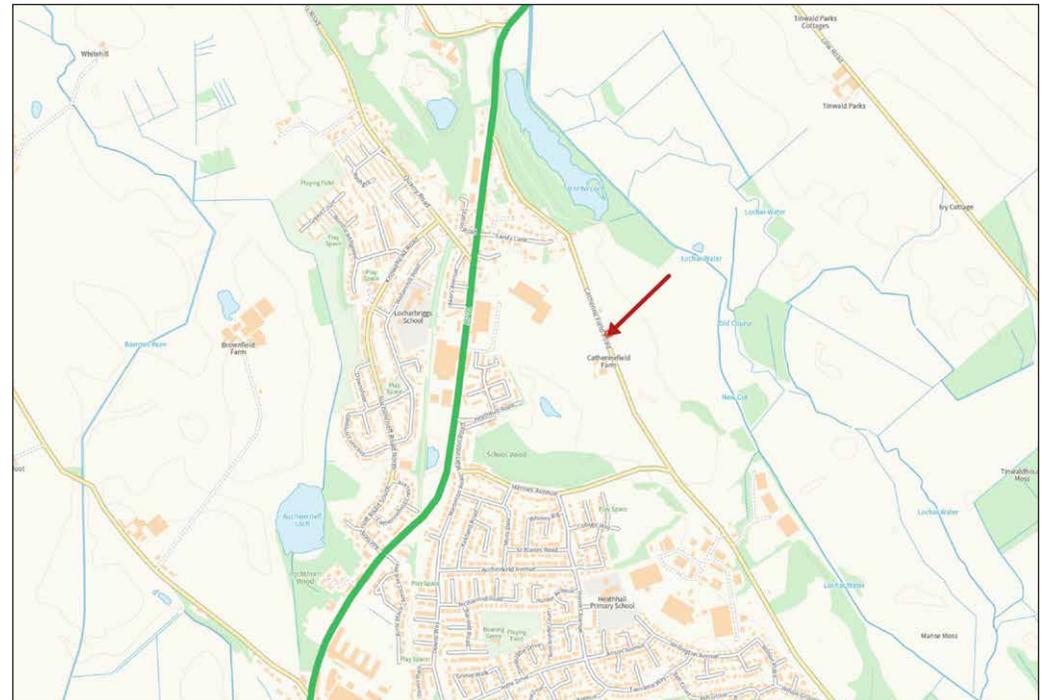
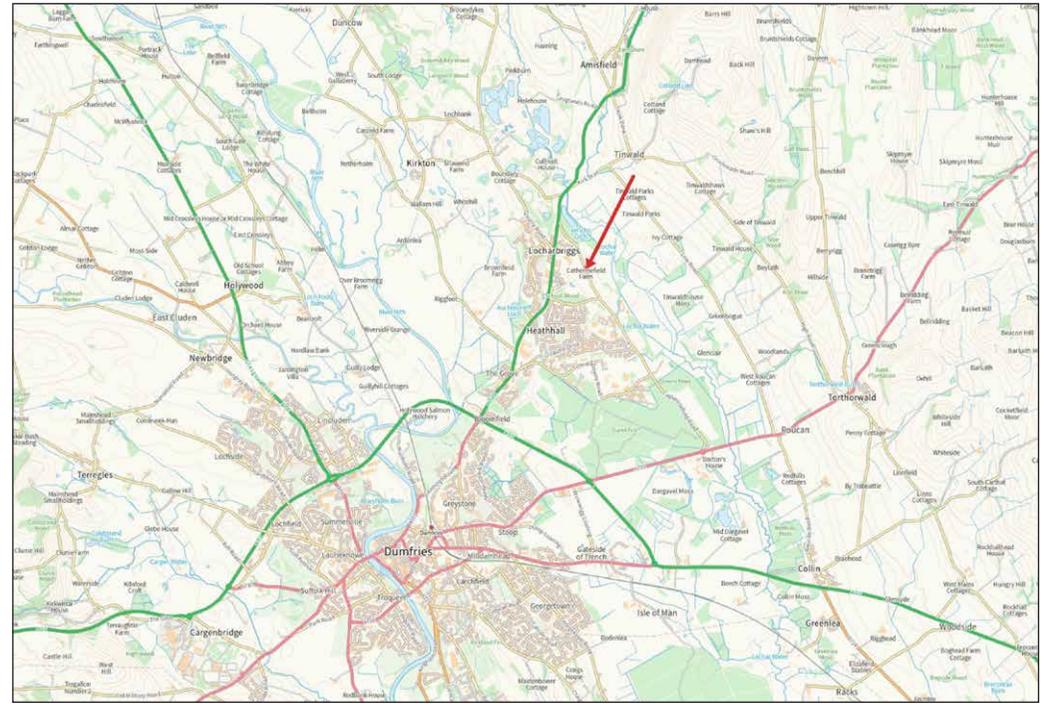
Strictly by appointment with the Selling Agents.

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

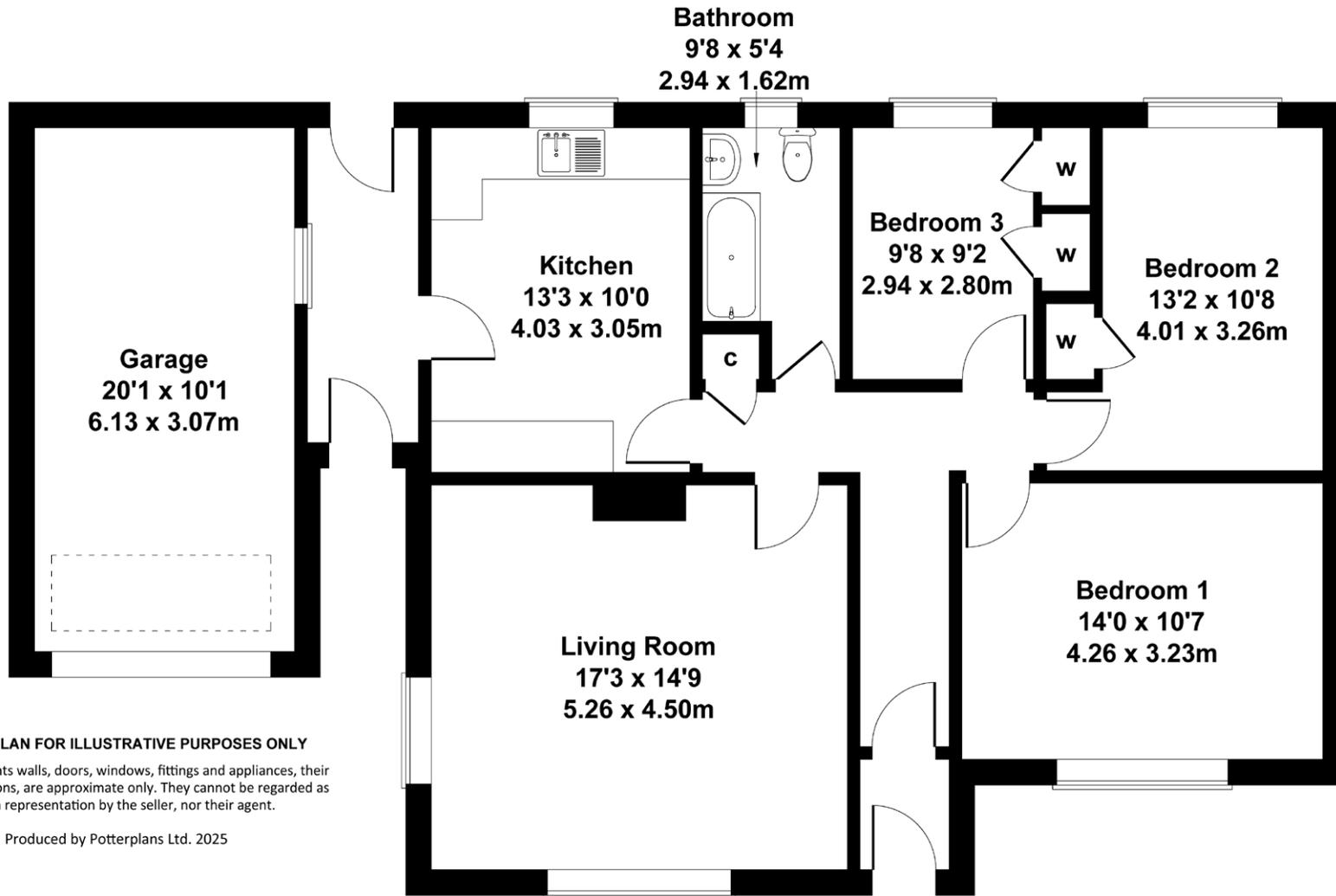
Failure to provide required identification may result in an offer not being considered.





Robsland Cottage

Approximate Gross Internal Area
1184 sq ft - 110 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. 2025

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 in November 2025.



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