



Waterbeck, Lockerbie, DG11

Offers Over £375,000



Key Features

- Traditional detached rural home full of period charm
- Four bedrooms, including master with en-suite
- Stunning original fireplaces and exposed stonework throughout
- Estimated 3 acres of private grounds with endless potential
- Quiet, scenic setting near Waterbeck village
- Easy access to Lockerbie, Carlisle and the M74



A Rare 4 Bedroom Rural Gem with Land, Character & Charm





A beautifully presented traditional country home near the peaceful rural village of Waterbeck, near Lockerbie. East Linnbridgeford, a detached period property full of charm and character, is now available with Compass Estates and offers a rare opportunity for buyers seeking space, privacy and a taste of idyllic country living.

Set within an estimated three acres of grounds, East Linnbridgeford blends traditional Scottish architecture with countryside tranquillity. The home itself exudes charm from the moment you step through the door, with exposed stone walls, feature fireplaces, and original touches that tell the story of the property’s heritage.

Internally, the property offers generous and flexible accommodation, making it ideal for family living or those looking for a rural retreat. There are four spacious bedrooms, including a fantastic master bedroom complete with its own en-suite. The main living areas boast a selection of beautifully maintained reception areas with period detailing, perfect for cosy evenings by the fire or entertaining guests in style.

Located near the small and welcoming village of Waterbeck, the property provides the perfect blend of rural seclusion and convenience. With Lockerbie station just a short drive away offering direct rail services to Glasgow, Edinburgh and London, and the M74 easily accessible, it remains connected despite its countryside location.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	45	86
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		60
EU Directive 2002/91/EC		

