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11 Lockerbie Road

Dumfries, DG1 3AP

Offers Over £245,000

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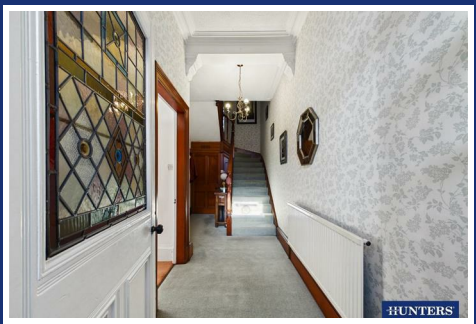
- Four-bedroom traditional sandstone townhouse
- Spacious front lounge with bay window and fireplace
- Family Kitchen
- Four bedrooms and family bathroom
- Off-street parking for one vehicle
- Attractive period features throughout
- Separate rear reception room
- Garden room with exposed sandstone feature wall and French doors
- Generous enclosed rear garden with lawn, patios and established planting
- EPC – D | Council Tax Band – E

Tel: 01387 245898

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Set along Lockerbie Road in Dumfries, this impressive four-bedroom traditional sandstone home combines the elegance and character of period architecture with the generous proportions that make these properties so desirable. High ceilings, decorative cornicing, traditional timber detailing and an attractive original staircase contribute to the home's distinctive character, while its spacious reception rooms and flexible accommodation provide an excellent setting for modern family life. The addition of a bright garden room creates a welcoming connection to the outdoors, adding another dimension to the living space.

The property benefits from a substantial rear garden with lawn, established planting and patio areas, offering valuable outdoor space for families, entertaining and relaxation. Off-street parking for one vehicle adds further convenience. The combination of traditional features, generous internal accommodation and outdoor space gives this home an appeal that is increasingly difficult to replicate in more modern properties.

Its location is equally attractive, particularly for families. Dumfries High School is approximately a three-minute walk away, while the bus service along Lockerbie Road provides a convenient connection into Dumfries town centre, with its shops, cafés, restaurants and everyday amenities. This established residential setting offers the opportunity to enjoy a substantial traditional home without sacrificing the convenience of having schools, transport and town facilities close at hand.

EPC Rating – D | Council Tax Band – E

For further information or to arrange a viewing, contact Hunters Dumfries on 01387 245898 or email dumfries@hunters.com.

Entrance Vestibule
An impressive entrance vestibule provides a fitting introduction to this traditional sandstone property, immediately showcasing the period character and decorative detailing found throughout the home.
The floor features beautiful Victorian-style geometric tiling, incorporating a decorative border and central motif. High ceilings with ornate cornicing, decorative wall coverings, dado rails and deep timber skirting boards further enhance the traditional appearance.
The white-panelled entrance door is complemented by an attractive coloured-glass fanlight, while an internal glazed timber door, featuring decorative leaded-glass panels and matching sidelights, leads through to the main entrance hallway.

Entrance Hall
A welcoming and generously proportioned entrance hallway, retaining much of the traditional character associated with a property of this age.
The original timber staircase forms an attractive central feature, rising towards the upper accommodation, while decorative ceiling cornicing and traditional architectural detailing complement the property's period styling.
Doors lead to the principal front lounge, second reception room and kitchen/breakfast room, providing a practical arrangement for everyday family living.
Useful understair storage offers additional space for household essentials.

Reception Room
An elegant and generously proportioned principal reception room, positioned to the front of the property and enjoying an attractive bay window which allows natural light to fill the accommodation.

The room retains a wealth of traditional architectural features, including ornate ceiling cornicing, a decorative ceiling rose and a fireplace forming an attractive focal point.

Its generous proportions provide ample space for substantial lounge furniture, making this an inviting room for relaxing with family or entertaining guests.

The combination of period detailing, high ceilings and the prominent bay window creates a particularly appealing living environment.

Family Room/Dining Room
A spacious and versatile second reception room, positioned towards the rear of the property and offering an excellent addition to the principal living accommodation.

A rear-facing window provides natural light, while the generous floor area allows the room to accommodate a variety of furniture arrangements.

This flexible space could serve as a formal dining room, additional family sitting room or separate television lounge, depending on the requirements of the next owners.

The availability of two substantial reception rooms is a particularly attractive feature for families seeking separate spaces for relaxing, dining and entertaining.

Kitchen
A spacious and well-appointed kitchen featuring an extensive range of fitted white Shaker-style wall and base units, complemented by wood-effect work surfaces, contemporary brushed-metal handles and attractive beige and brown chequered tiled splashbacks. The kitchen is arranged in a practical U-shaped configuration, providing generous worktop space and excellent cupboard and drawer storage, with an additional peninsula-style worktop extending into the room.

The kitchen incorporates a four-zone ceramic electric hob with an extractor hood positioned above, together with a built-in stainless-steel double oven and an integrated fridge freezer. A washing machine and tumble dryer are positioned beneath the extended worktop, while a stainless-steel sink with drainer and mixer tap completes the principal kitchen fittings.

A window provides natural light, while a ceiling-mounted three-point spotlight fitting offers additional illumination. The room also benefits from a wall-mounted radiator, neutral wall décor and practical patterned vinyl flooring, complementing the warm tones of the work surfaces and tiled splashbacks.

The combination of extensive fitted storage, generous preparation surfaces and a comprehensive range of appliances creates a practical and functional kitchen, well suited to everyday family living.

Staircase and Split-Level Landing
The original staircase rises from the entrance hallway, forming an attractive feature of this traditional sandstone home and continuing the property's period character through to the upper accommodation. The staircase incorporates a distinctive split-level arrangement, with an intermediate landing providing access to bedroom four and the family bathroom before continuing to the principal first-floor landing.

Principal Bedroom
An impressive and generously proportioned principal bedroom, beautifully presented and retaining many of the attractive period features associated with this traditional sandstone property. A substantial front-facing bay window provides excellent natural light and offers an elevated outlook along Lockerbie Road, while the high ceiling is enhanced by ornate decorative cornicing, intricate plasterwork and a chandelier-style ceiling light fitting.

The room is tastefully decorated with elegant blue and cream floral-patterned wall coverings, complemented by soft blue carpeting, white-painted skirting boards and traditional panelled doors. An extensive range of fitted white wardrobes extends along one wall, incorporating multiple full-height cupboards with panelled doors and brushed-metal handles, providing excellent bedroom storage. There is ample floor space for a large double bed and additional bedroom furniture, with a wall-mounted radiator providing heating.

The combination of generous proportions, attractive period detailing, extensive fitted storage and the prominent bay window creates a particularly appealing principal bedroom, blending traditional character with practical everyday comfort. The bedroom also benefits from its own en suite bathroom, providing an additional level of convenience and privacy.

En Suite Shower Room
Accessed directly from the principal bedroom, the en suite shower room is attractively presented with soft blue-grey painted walls and white sanitary fittings. The room features a corner shower enclosure with a curved shower tray, chrome-framed sliding glass doors and a wall-mounted shower incorporating an adjustable handheld showerhead and chrome controls.

Additional fittings include a white low-level WC and a contemporary white wash-hand basin with chrome mixer tap, set above a fitted vanity unit incorporating double cupboard doors and brushed-metal handles, providing useful storage. A large circular wall-mounted mirror is positioned above the basin, while two curved glass shelves with chrome supports provide further storage above the WC.

The en suite also benefits from a chrome heated towel rail, white decorative skirting boards and soft grey-blue carpeting. The combination of practical storage, contemporary sanitaryware and a dedicated shower enclosure provides a convenient private facility adjoining the principal bedroom.

Bedroom Two
A generously proportioned double bedroom, offering comfortable accommodation with plenty of space for a large double bed and additional bedroom furniture. The room retains attractive traditional features, including high ceilings with decorative cornicing and picture rails, complemented by substantial natural timber skirting boards and a traditional four-panel timber door with matching surround.

A large window provides excellent natural light and an outlook towards the neighbouring traditional properties and surrounding rooftops. The room is tastefully decorated with neutral painted walls and a striking deep red feature wall with an intricate cream floral pattern, creating an attractive contrast. Beige carpeting extends throughout, while full-length curtains frame the window.

Additional features include a wall-mounted radiator, a traditional three-arm chandelier-style ceiling light fitting and ample floor space for freestanding bedroom furniture. The generous proportions and traditional character make this an appealing second double bedroom, well suited to family members or visiting guests.

Bedroom Three
A bright and well-presented single bedroom featuring a window providing natural light and an outlook towards neighbouring properties. The room is decorated with pale blue and white floral-patterned wallpaper, complemented by neutral carpeting, natural timber skirting boards and decorative ceiling cornicing.

Bedroom Four
A single bedroom with a window overlooking the rear, fitted roller blind, neutral painted walls and beige carpeting. The room features a wall-mounted radiator, white-painted skirting boards, a panelled entrance door and fitted white wardrobes with overhead storage cupboards. A ceiling hatch provides access to the attic space.

Family Bathroom
A family bathroom fitted with a white suite comprising a panelled bath with timber surround and chrome mixer taps with shower attachment, a pedestal wash-hand basin and a WC with timber seat. A separate shower enclosure features sliding glass doors and a wall-mounted shower with adjustable showerhead.

The room has partially tiled walls with decorative border detailing, timber tongue-and-groove wall panelling, a wall-mounted radiator and beige carpeting. Additional features include a frosted-glass window with roller blind, a traditional timber panelled door and a tall freestanding storage cabinet.

Garden Room
A bright garden room featuring two roof windows, a sandstone feature wall and carpeted flooring. Additional natural light comes through a side window fitted with a Roman blind, while glazed double doors open directly onto the rear garden. The room also benefits from a pendant ceiling light and a freestanding electric radiator.

Rear Garden
A substantial, enclosed rear garden featuring a central rectangular lawn bordered by paved pathways, established shrubs, mature planting and colourful flower beds. Traditional sandstone boundary walls extend along both sides, providing an attractive backdrop to the garden. Paved patio areas are positioned immediately outside the garden room's French doors and at the far end of the lawn, offering separate outdoor seating areas. A further paved pathway runs alongside the lawn towards a timber garden shed, with additional planting and a small paved area beyond. The garden also includes a rotary washing line and a further timber outbuilding positioned to the side of the property, providing additional external storage.

Front Garden
An attractive front garden enclosed by a low sandstone boundary wall, with established shrubs, flowering plants and mature planting. A paved pathway with steps leads to the front entrance, bordered by raised stone-edged flower beds. Decorative gravel provides a low-maintenance finish to the front section, complementing the traditional sandstone exterior of the property.

Driveway Parking
A paved driveway providing off-street parking for one vehicle, with decorative gravel borders. A metal gate at the rear provides access to the side of the property.

Estate Agency Notes
Every effort has been made to ensure these property particulars provide an accurate description of the property based on the information available at the time of preparation. Prospective purchasers are encouraged to refer to the Home Report for further information regarding the property's condition and to satisfy themselves on any matters of particular importance before proceeding with a purchase.

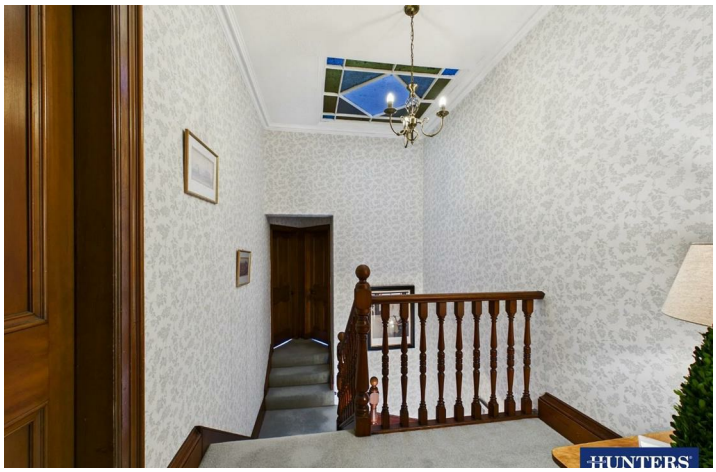
Floorplan


HUNTERS
HERE TO GET you THERE
Living Room
Kitchen
Living Room
Hallway
Living Room
Entry
Ground Floor
Bathroom
Bedroom
Bedroom
Landing
Bathroom
Bedroom
Bedroom
N
W
E
S
Approximate total area(1)
1435 ft²
133.3 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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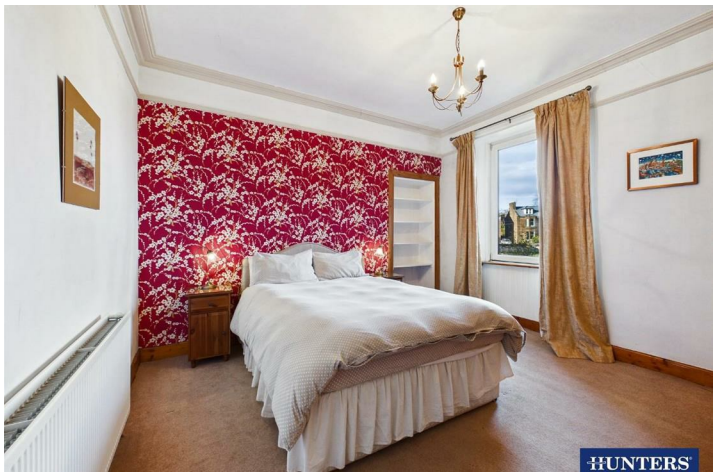

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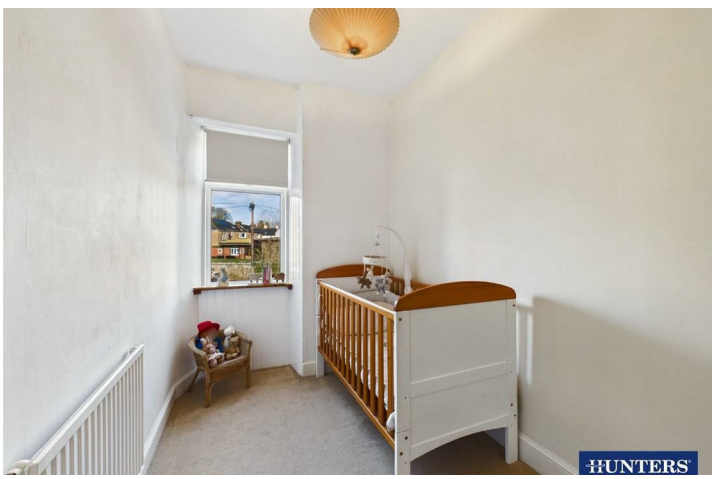








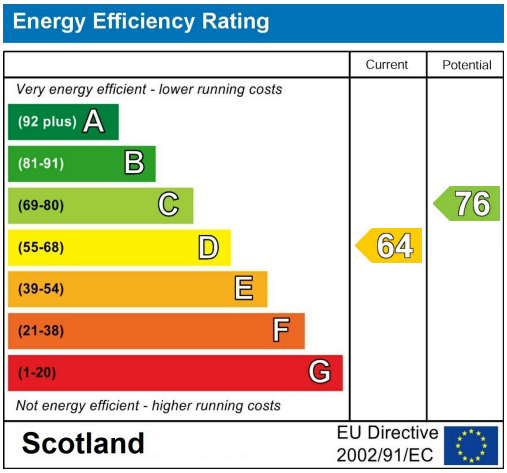


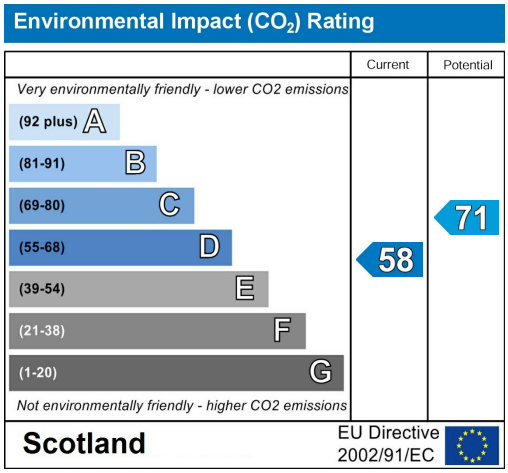






Energy Efficiency Graph



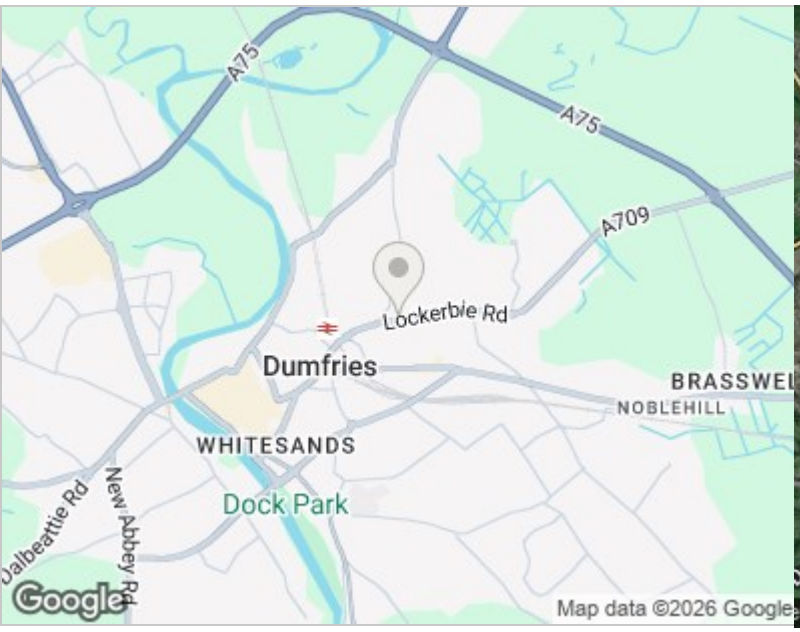


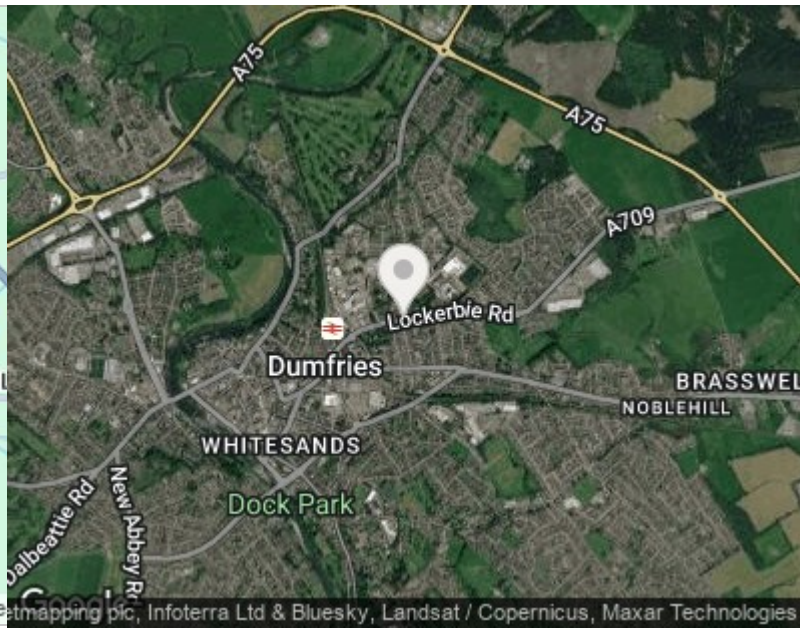
Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Moat Brae, 101 George St, Dumfries, DG1 1EA
Tel: 01387 245898 Email: dumfries@hunters.com
https://www.hunters.com

The Property Ombudsman