



**UNDER OFFER**

**3, Dumfries Road**

**Lockerbie**

**DG11 2EF**

**Offers in the region of £315,000**



 01387 739000

 info@jhslaw.co.uk

# 3, Dumfries Road, Lockerbie, DG11 2EF

## PROPERTY SUMMARY

This Victorian sandstone semi-detached home is conveniently situated close to Lockerbie town centre, offering spacious and versatile accommodation across three floors. Rich in original period features, the property blends character and charm with practical family living.

The accommodation includes three reception rooms, an impressive open-plan kitchen/dining area, six double bedrooms, a family bathroom, additional WC, cellar, potting shed, and gardener's WC. Externally, the property enjoys beautifully maintained gardens, a paved patio area, gravel driveway with ample off-street parking and a detached double garage with electricity.

Conveniently located for commuters, Lockerbie offers excellent rail and road links to Glasgow, Edinburgh, Manchester, and London, while also benefiting from a wide range of local amenities, schools, and leisure facilities. Surrounded by attractive countryside, this impressive home offers an ideal balance of period elegance, generous living space, and modern convenience.

EPC: D.

- **Large Family Home**
- **Original Features**
- **Well Proportioned Rooms**
- **Modern Kitchen**
- **Private Garden**
- **Flexible Accommodation**

## VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,  
DG1 2NS

Tel: 01387 739 000

Email: [info@jhslaw.co.uk](mailto:info@jhslaw.co.uk)

**Offers in the region of £315,000**



JHS LAW  
8 Bank Street, Dumfries  
DG1 2NS



☎ 01387 739000

✉ [info@jhslaw.co.uk](mailto:info@jhslaw.co.uk)

## Property Description

A substantial Victorian sandstone semi-detached property within easy reach of Lockerbie town centre.

This impressive home boasts a wealth of original period features, including ornate cornicing, Italian marble fireplaces, Minton tiled flooring, original doors and staircase and high ceilings throughout. All rooms are generously proportioned, and the versatile layout offers excellent flexibility for modern family living.

The ground floor accommodation comprises an entrance vestibule, hallway, lounge, dining room, open-plan kitchen/dining room, snug and rear porch/boot room. The first floor includes four double bedrooms, a family bathroom and an additional WC. The top floor offers two further double bedrooms. Additional accommodation includes a cellar, potting shed and gardener's WC.

Outside, the property benefits from well maintained garden grounds, including a rear paved patio area, lawn, gravel section, and mature shrubbery. To the side of the property there is a gravel driveway providing off-street parking for multiple vehicles, along with a detached double garage fitted with electricity. To the front, there is a further lawn with shrub borders, enclosed by a sandstone wall.

The ground and first floors benefit from gas central heating and double glazed windows throughout.

Situated in the well-connected town of Lockerbie, the property enjoys a highly convenient location for commuters, with direct rail links to Glasgow, Edinburgh, Manchester, and London via Lockerbie Train Station. Both Glasgow and Edinburgh can be reached in around an hour on regular services. The nearby M74 also provides excellent road connections north and south. Dumfries, approximately 12 miles away, offers a wider range of retail parks, supermarkets, and leisure facilities.

Lockerbie itself benefits from a variety of local amenities including supermarkets, butchers, veterinary practices, a pharmacy, an optician, independent cafés, eateries, and leisure facilities. The town also offers both primary and secondary schooling, along with local nursery provision.

Surrounded by picturesque countryside, the area provides an excellent balance of peaceful rural living and convenient access to everyday amenities.

Viewing is highly recommended to fully appreciate the scale, character, and outstanding features this substantial property has to offer.



## Vestibule

6'10" x 6'2" (or thereby)

The entrance vestibule is filled with wonderful original features, including the original wooden front door, Victorian Minton tiled flooring, and intricate internal doors featuring decorative glass bearing the initials of the property's original owner.

## Hall

The welcoming hallway is equally impressive, featuring a detailed wooden staircase and ornate ceiling cornicing.

## Lounge

13'9" x 13'1" (or thereby, excluding the bay)

A bright front-facing lounge with a bay window and additional dual-aspect side window, allowing an abundance of natural light. The room also features detailed cornicing and an Italian marble fireplace.

## Dining Room

14'9" x 14'5" (or thereby)

The sizeable dining room enjoys a large window overlooking the front garden. The room includes an Italian marble fireplace with exposed brick surround and slate hearth.

## Kitchen/ Dining Room

21'3" x 13'1" (or thereby)

A fantastic open-plan space with ample room for cooking, dining, and relaxing. The kitchen is fitted with shaker-style base and wall units, oak worktops and Brazilian slate tiled flooring. Integrated appliances include a fridge, freezer and dishwasher. There is also a Belling range cooker with cooker hood and a Belfast sink within the kitchen island.

## Snug

14'5" x 12'5" (or thereby)

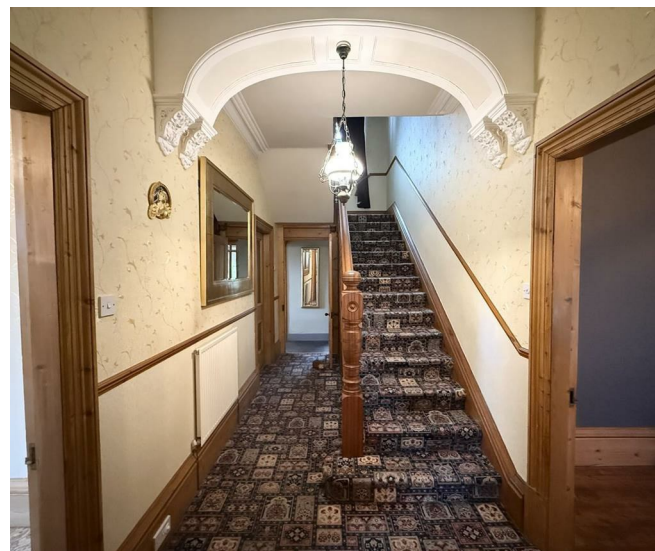
Located to the rear of the property, this cosy room features an exposed brick fireplace with oil-burning stove.

## Rear Porch

12'1" x 5'6" (or thereby)

This attractive addition to the property features exposed sandstone walls, a door leading out to the garden, and useful boot room storage space.





JHS LAW  
8 Bank Street, Dumfries  
DG1 2NS



01387 739000  
info@jhslaw.co.uk

## Bedroom One

15'1" x 11'9" (or thereby, excluding the bay)

A spacious double bedroom enjoying a bay window overlooking the front of the property, along with an additional side-facing window. Features include detailed cornicing and an Italian marble fireplace with cast iron inset, decorative tiled surround and tiled hearth.

## Bedroom Two

14'9" x 12'5" (or thereby)

This generous double bedroom overlooks the front of the property and is complete with Italian marble fireplace and detailed cornicing.

## Bedroom Three

14'5" x 12'5" (or thereby)

A further double bedroom overlooking the garden, featuring an Italian marble fireplace and decorative cornicing.

## Bedroom Four

11'1" x 10'5" (or thereby)

Currently utilised as a dressing room/ home office, this room could also be a comfortable sized double bedroom.

## Bathroom

12'1" x 10'2" (or thereby)

A spacious family bathroom fitted with a bath, separate shower cubicle, WC and wash hand basin. The room also benefits from underfloor heating throughout.

## WC

8'6" x 3'3" (or thereby)

A useful separate first-floor WC fitted with a vanity unit, wash hand basin and WC.

## Bedroom Five

13'5" x 12'9" (or thereby)

Located on the top floor, this bedroom offers space for a double bed and features built-in wardrobes, exposed beams and an exposed brick feature fireplace. There is also access to attic storage.





JHS LAW  
8 Bank Street, Dumfries  
DG1 2NS



01387 739000  
info@jhslaw.co.uk

## Bedroom Six

16'0" x 16'0" (or thereby)

Currently used as storage space, this generous top-floor room could easily serve as a double bedroom and also benefits from additional attic space.

## Cellar

Accessed from the rear hall, the spacious cellar provides excellent additional storage space and could also be utilised as a games room or den.

## Potting Shed

Adjoining the house and accessed via the garden, this useful room includes a Belfast sink and electricity, make an ideal workshop.

## Gardener's Toilet

Also accessed via the garden, this external WC is fitted with both internal and external lighting.

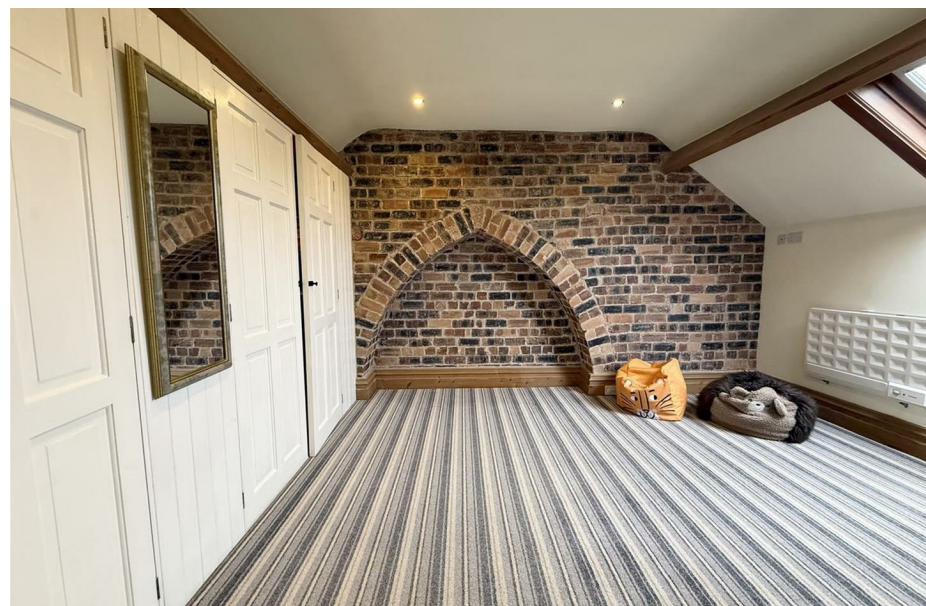
## Outside

The property occupies a well-maintained plot with a rear garden incorporating a paved patio area, gravel section, lawn, and mature shrub borders. To the side of the property there is a detached double garage with electricity, along with a driveway providing ample off-street parking for several vehicles.

The front garden features a well-kept lawn and shrub borders. The property is enclosed by mature hedging to the side, fencing to the rear, and a sandstone wall to the front.

## Viewing

By arrangement with the Selling Agents.



JHS LAW

8 Bank Street, Dumfries

DG1 2NS



01387 739000

info@jhslaw.co.uk



JHS LAW  
8 Bank Street, Dumfries  
DG1 2NS



☎ 01387 739000  
✉ [info@jhslaw.co.uk](mailto:info@jhslaw.co.uk)

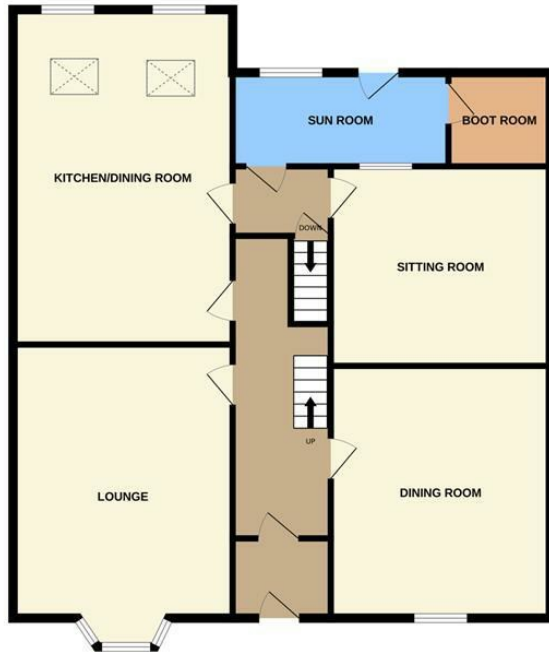


JHS LAW  
8 Bank Street, Dumfries  
DG1 2NS



☎ 01387 739000  
✉ [info@jhslaw.co.uk](mailto:info@jhslaw.co.uk)

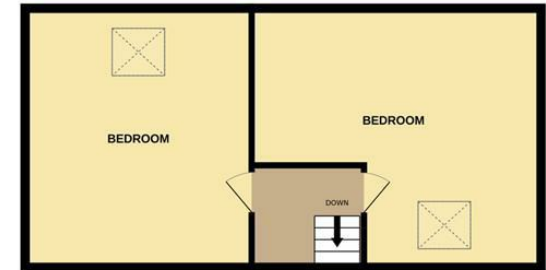
GROUND FLOOR



1ST FLOOR



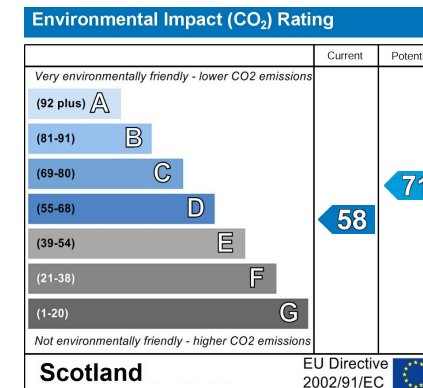
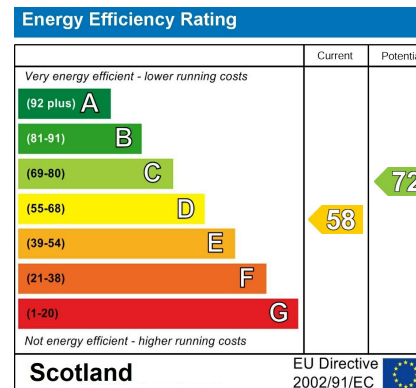
2ND FLOOR



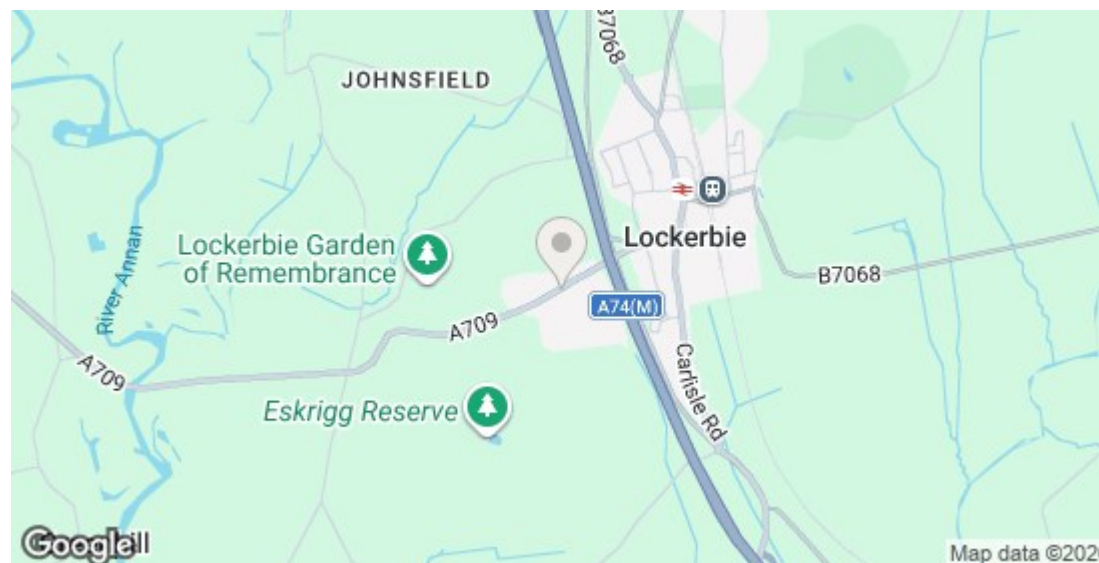
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

### 3 Dumfries Road Lockerbie DG11 2EF

| House Type            | Tenure   | Council Tax | Energy Efficiency Rating | Environmental Impact Rating |
|-----------------------|----------|-------------|--------------------------|-----------------------------|
| House - Semi-Detached | Freehold | F           | D                        | D                           |



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.





 @JHS LAW

 @johnhendersonandsons



 01387 739000

 info@jhslaw.co.uk