

5 Beechgrove

LOCKERBIE, DUMFRIES AND GALLOWAY, DG11 2QS



IMMEDIATELY IMPRESSIVE FOUR/FIVE-BEDROOM DETACHED VILLA



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McEwan Fraser Legal are delighted to offer to the market this immediately impressive four/five-bed detached Villa, beautifully set in a corner position within a quiet Cul-de-sac location. The property benefits from a unique elevated vantage point with stunning open views across the ever-popular town of Lockerbie and surrounding countryside.

Displaying a substantial frontage, the house benefits from some beautiful design features and offers flexible and versatile accommodation.

THE PROPERTY

In more detail, the accommodation comprises an entrance vestibule, opening into a welcoming hallway. The downstairs WC is off the hallway and adds lifestyle value to the family home. The spacious lounge is a great size, with key features such as triple-aspect windows, a log burner and patio doors, giving easy access to the garden and Sun-patio. The lounge also leads through to the formal dining room, a perfect room on more formal dining occasions. In keeping with the thoughtful flow of space in this home, the conservatory is accessed from the dining room, offering the perfect place to relax for after-dinner drinks.









THIS IMAGE HAS BEEN VIRTUALLY STAGED

THE PROPERTY

The 'heart' of the home is the magnificent kitchen which has been beautifully fitted to include an excellent range of floor and wall-mounted units with contrasting worktops, providing a fashionable and efficient workspace. It further benefits from an integrated double oven, gas hob, extractor, and space for an American-style fridge/freezer. The adjacent utility room caters well for the washing machine and tumble drier. Free-standing appliances may be available by separate negotiation.

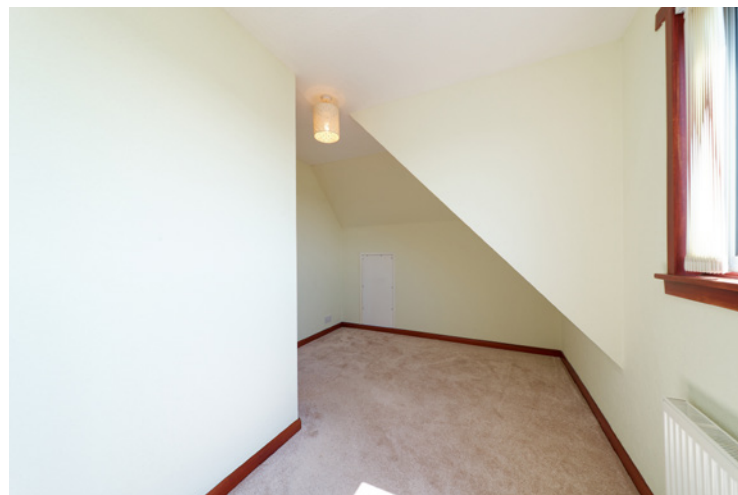
The ground-floor level is completed by a study/home office/fifth bedroom with built-in storage.





THE PROPERTY

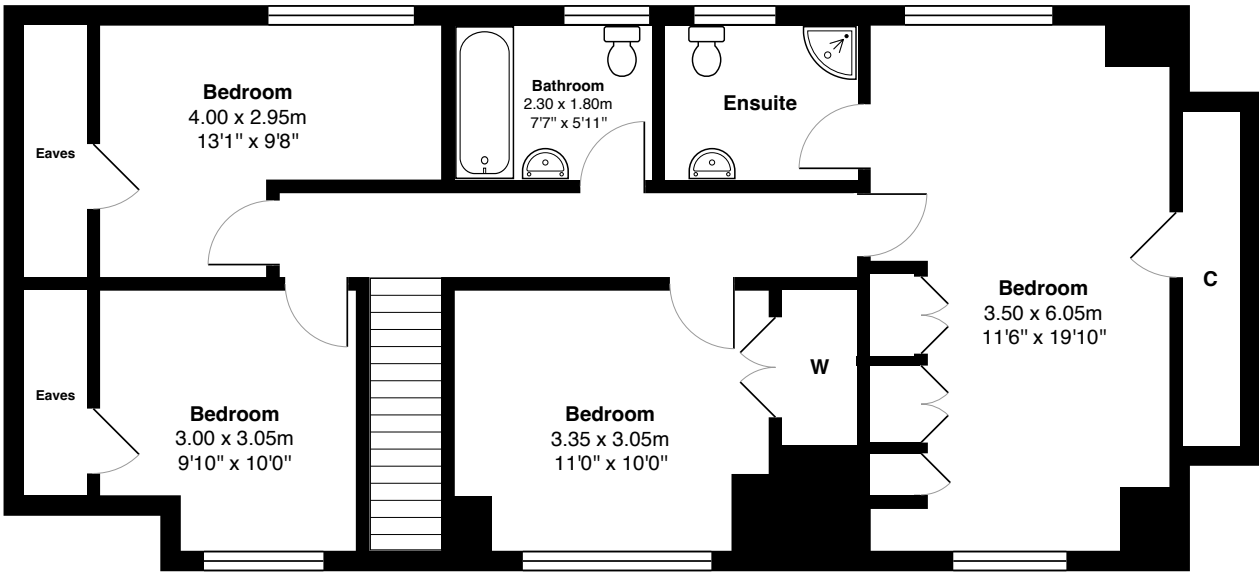
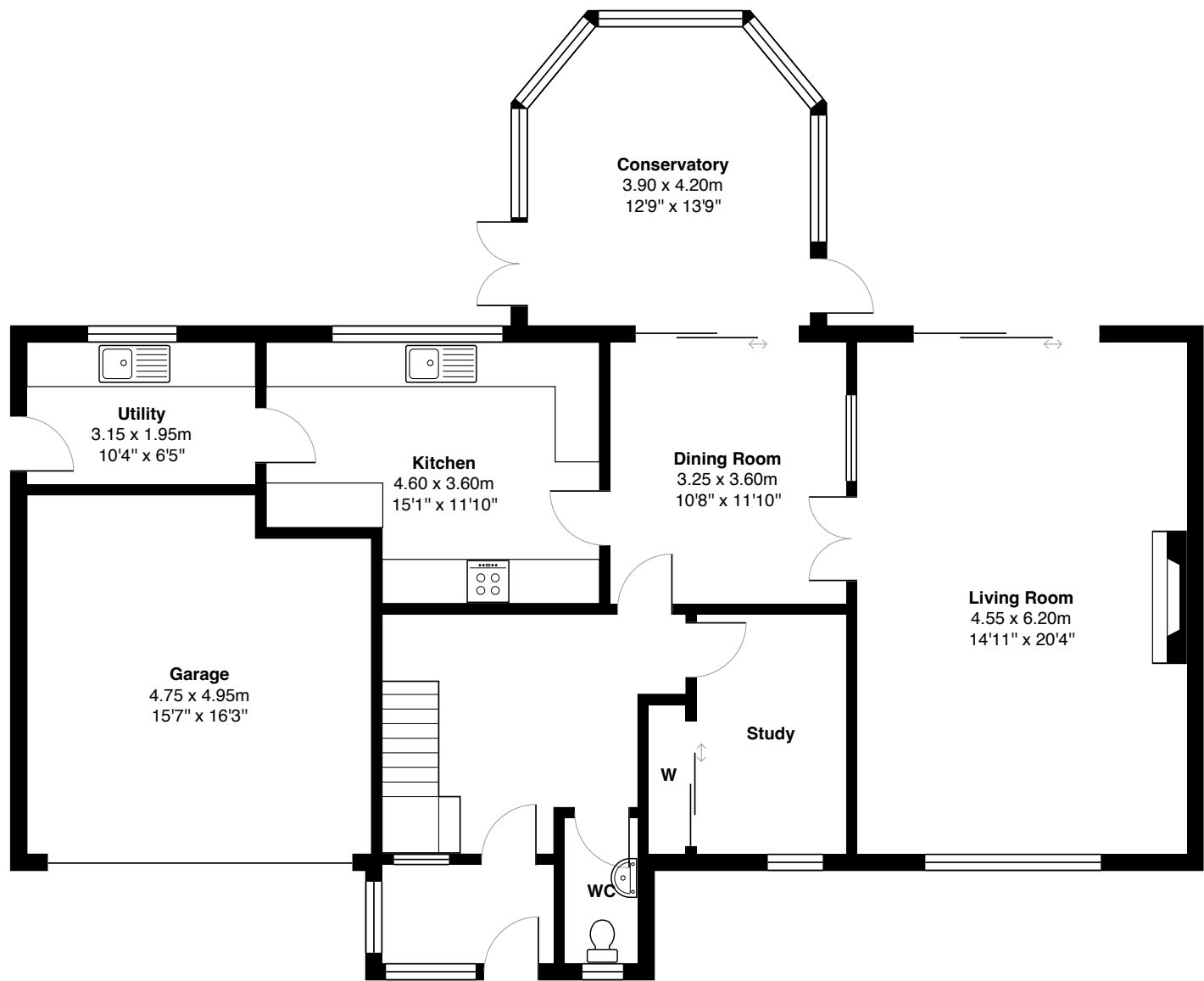
There are four bedrooms in this lovely home, all with ample space for free-standing furniture and built-in storage. The master bedroom is spacious and contains an en-suite shower room. The property benefits from gas central heating and double glazing.







Gross internal floor area (m²): 157m²
EPC Rating: C



THE PROPERTY

The home sits within beautifully manicured, cottage-style gardens, which are fully enclosed, providing a private and safe environment for children and pets. The feature patio has incredible views and is the ideal spot for a lazy summer's day, making this a secluded haven. Off-road parking is provided on the driveway, and the garage is ideal for extra storage or for anyone who likes to tinker with a hobby.

Some properties tick many boxes, and we believe this is certainly one of them. Early viewing is advised.





THE LOCATION

Lockerbie offers supermarkets and quality local produce with a market town feel. The town has excellent schools, with higher education in Dumfries, 12 miles west. Dumfries and Carlisle, 25 miles south, provide further shopping and culture.

Lockerbie's history includes Roman, Viking, and 18th-century trading roots, boosted by the M74 and Caledonian railway. Today, Edinburgh, Glasgow, and Newcastle are within 90 minutes by road. Lockerbie Train Station, within easy walking distance, offers excellent rail links, including just 50 minutes to central Edinburgh, as well as connections to Glasgow and London, enhancing its appeal as a thriving commuter base.



THE LOCATION

Lockerbie offers abundant outdoor pursuits, including its own 18-hole golf course and many more nearby. It has a world-class ice rink for curling and skating, while Lockerbie Manor provides climbing, abseiling, and archery. Lochmaben, 4 miles west, has three lochs for fishing, sailing, and waterskiing. Walks and mountain biking tracks are nearby at Ae and Mabie forests and the Annandale Way. The Samye Ling Tibetan Buddhist Centre is 14 miles north, while the Solway Firth beaches are a 30-minute drive away. The M74 provides easy access to the Lake District National Park, one hour south, with world-class mountain and lake vistas.



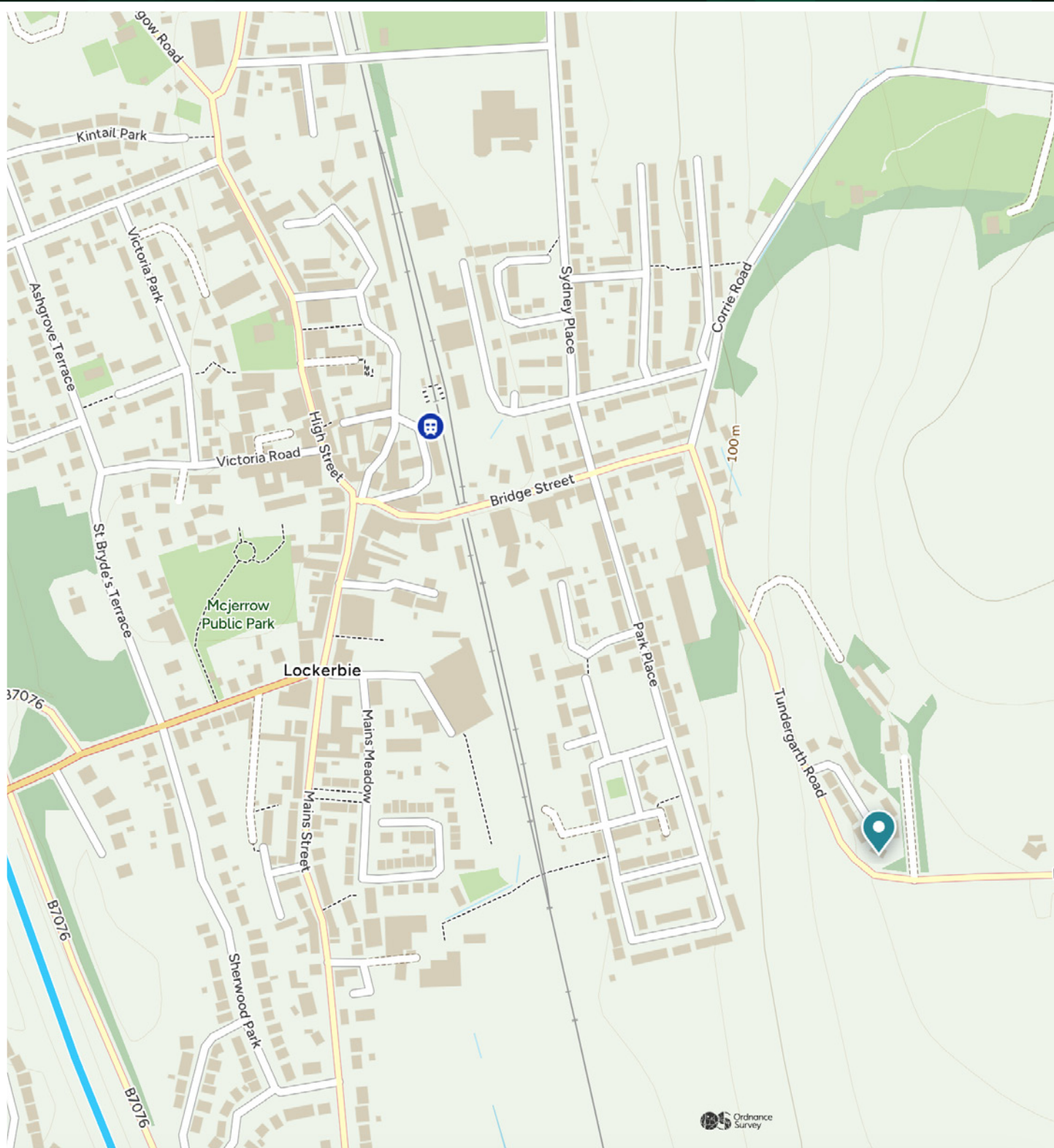


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