



Newton, Low Road, Hightae, Lockerbie, DG11 1JT

Offers Over £260,000

C&D Rural

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- Four bedroom rural detached bungalow
- Open plan kitchen/diner
- Spacious living room with open fire
- Oil central heating
- Private driveway for multiple vehicles
- Detached double garage
- Generous rear garden including vegetable patch
- Located in the peaceful village of Hightae
- Within easy driving distance from major road networks

Newton is a spacious four-bedroom detached bungalow which benefits from generous gardens, ample private parking and a detached double garage.

Council Tax band: C

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: E

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Newton presents an exciting opportunity for buyers seeking a spacious four-bedroom detached home with scope for modernisation. Situated within the picturesque village of Hightae, just four miles from Lockerbie, the property enjoys a private setting with generous gardens, ample driveway parking for multiple vehicles and a detached double garage. It also benefits from excellent road and rail links, providing convenient access to major towns and cities throughout Scotland and the North of England.

The Accommodation

Upon entering the property, you are welcomed by a spacious entrance hall, featuring wood effect flooring, a timber clad wall and a bespoke owl feature window. From here the kitchen/diner lies directly ahead, while the living room is positioned to the right.

The living room is an impressive reception space, generously proportioned and beautifully bright. A brick fireplace forms an attractive focal point, adding warmth and character to the room, while a large picture window frames delightful views across the surrounding countryside. Double doors, flanked by glazed side panels, provide direct access to the driveway and further enhance the flow of natural light throughout the space. Offering ample room for both relaxation and entertaining, this inviting room combines comfort and scenic outlooks to create the perfect heart of the home.



The kitchen/dining room is a well-proportioned and sociable space, ideally suited to modern family living. The kitchen is fitted with a range of wooden wall and base units, complemented by a lino floor and integrated appliances including a double oven, induction hob, fridge and freezer. A stainless steel sink with drainer and mixer tap is set within the worktop, with additional space and plumbing available for a washing machine. Open-plan to the kitchen, the dining area provides ample space for family meals and entertaining, creating a seamless flow between cooking and dining. A door offers convenient access to the living room, while a large double cupboard provides excellent storage and discreetly houses the boiler. An external door from the kitchen leads to the side of the property, offering easy access to the garden and outdoor areas.

The hallway continues through to the bedroom accommodation and family bathroom. A generous double storage cupboard is positioned along the hall, providing excellent storage and housing the hot water tank. The fourth bedroom is located opposite and is currently utilised as a home office. Decorated in neutral tones and benefiting from a large window, this bright and vetatile room could equally serve as a single bedroom, nursery, dressing room or hobby room.

The family bathroom is situated further along the hall and comprises a bath with electric shower overhead, WC, wash hand basin and separate vanity storage unit, all complemented by tiled finishes for ease of maintenance. Opposite the bathroom is a well-proportioned double bedroom which benefits from a double fitted wardrobe and a large window. A further double bedroom is positioned towards the rear of the property with attractive views over the garden.

The principal bedroom is also located at the rear of the home, enjoying a peaceful outlook across the rear garden. This spacious room benefits from dual-aspect windows, fitted double wardrobes and a private en-suite shower room. The en-suite comprises a walk-in electric shower with respatex wall paneling and glass screen, together with a vanity unit incorporating the WC and wash hand basin. A full-height sliding door storage cupboard provides additional practical storage.



Externally Newton occupies a generous and private plot, offering excellent outdoor space and ample parking. A large driveway provides off-street parking for several vehicles and leads to a substantial detached double garage, which benefits from both power and water connections. Attached to the garage is a useful lean-to, currently utilised as a log store.

Access to the rear garden is available from both sides of the property. A decked pathway, incorporating a covered porch area, extends from the front entrance around to the rear, creating an ideal space for outdoor seating and relaxation, although the decking would benefit from repair or replacement. Beyond this is a generous lawned garden with side border and a substantial vegetable growing area featuring raised sleeper beds, a greenhouse, fruit cage, compost bins and a selection of fruit trees, providing excellent facilities for growing a wide variety of home-grown produce and creating a productive yet enjoyable outdoor space.



Location Summary

Hightae is a picturesque and historic village situated in the heart of the Annandale countryside, offering a peaceful rural setting within easy reach of Lockerbie. As one of the renowned Royal Four Towns, the village benefits from a strong community spirit, a local primary school, village hall and regular bus services connecting to surrounding towns and villages. A unique benefit of living within the historic Royal Four Towns, is that residents are entitled to free fishing on a four-mile stretch of the renowned River Annan, between Shillahill Bridge and Smallholmburn. These ancient salmon and trout fishing rights date back to a grant by King Robert the Bruce in the early 1300s. Residents can obtain a permit free of charge, while visiting anglers may purchase day tickets. Nearby Lockerbie provides a wide range of everyday amenities including shops, cafés, pubs, a post office and medical facilities, with more extensive retail and leisure facilities available in Dumfries and Carlisle.

The village is ideally positioned for commuters and those seeking excellent transport links, with the A709 providing convenient access to Lockerbie, Lochmaben and Dumfries, while the M74/A74(M) is reachable in around 10 minutes, offering direct routes north and south. Lockerbie railway station, approximately 4 miles away, is located on the West Coast Main Line and provides regular direct services to Glasgow, Edinburgh, Manchester, Birmingham and London Euston, making Hightae an ideal location for those looking to combine country living with excellent accessibility.

What 3 Words

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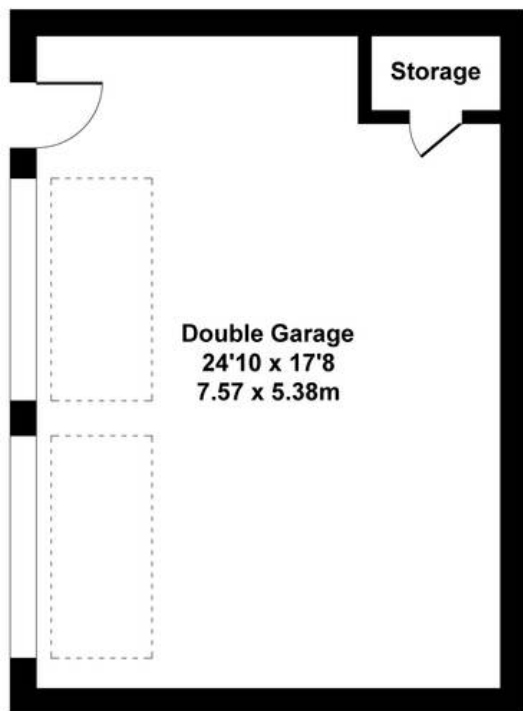




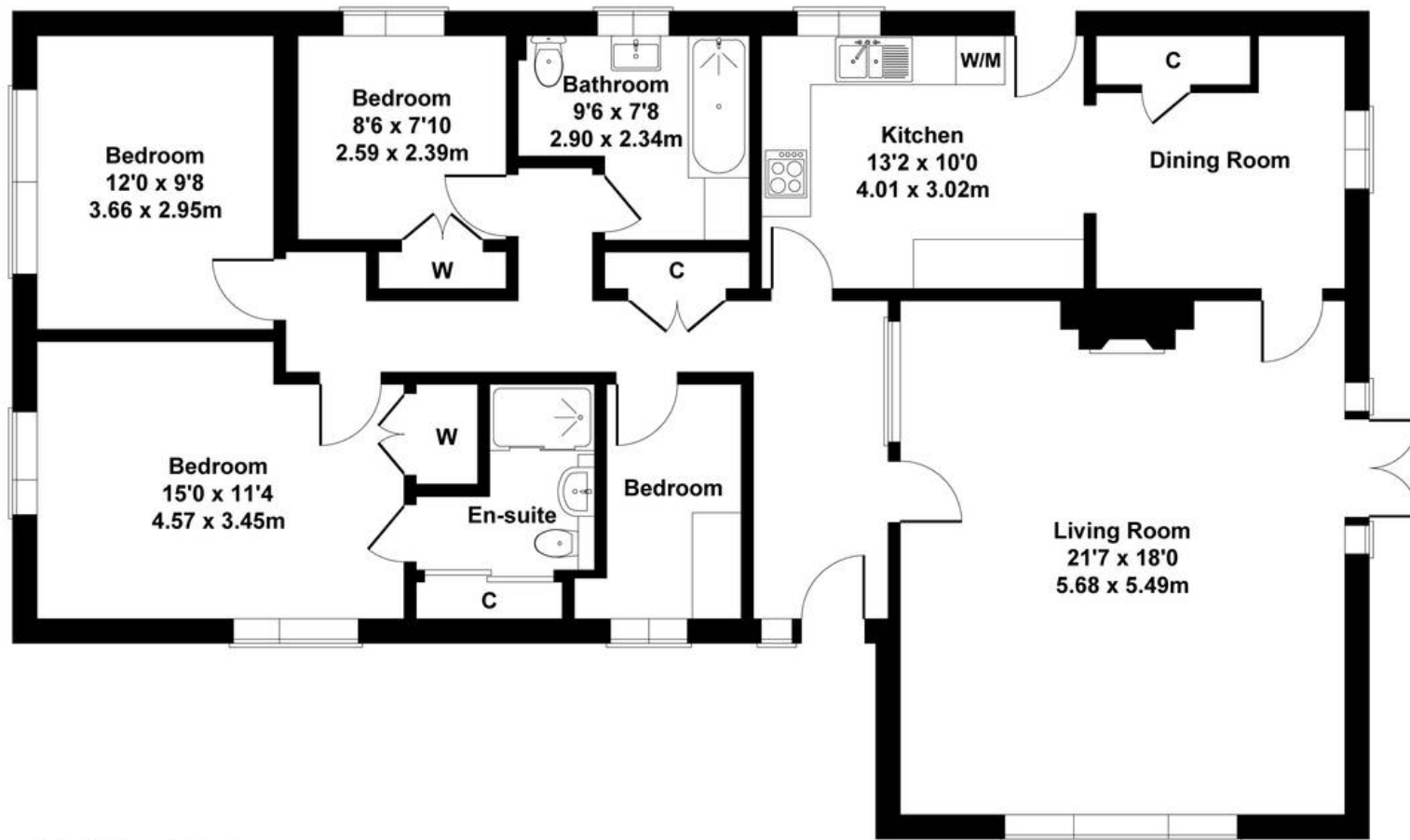


Newton

Approximate Gross Internal Area
1858 sq ft - 173 sq m



GARAGE



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office. Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

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