



## Crammag, 2 Douglas Terrace

Lockerbie, DG11 2DZ

Offers Over £430,000



- Stunning Four-Bedroom Detached Sandstone Residence With Period Character
- Four Spacious and Versatile Reception Rooms
- Dual-Aspect Living Room, Elegant Formal Dining Room and a Cosy Family Room
- Four Bedrooms and a Large Family Bathroom
- Double-Gated Driveway Leading to a Detached Garage
- Beautifully Landscaped Wraparound Gardens Providing Privacy and Outdoor Living
- Grand Bay-Windowed Lounge, Perfect for Relaxing or Entertaining
- Traditional Kitchen Featuring a Charming AGA Cooker
- Original Period Features Throughout, Including Ornate Cornicing and Decorative Fireplaces
- EPC - E

# Crammag, 2 Douglas Terrace

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Crammag is a distinguished four-bedroom, four-reception detached sandstone residence, steeped in history and set within beautifully landscaped wraparound gardens. Ideally located within walking distance of Lockerbie town centre, the property strikes the perfect balance of elegance, space, and convenience. From its handsome sandstone façade and impressive double-gated entrance to the generous driveway and detached garage, the home makes a striking first impression. Mature gardens surround the property, offering year-round colour, privacy, and inviting spaces to relax, entertain, and enjoy outdoor living.

Inside, a welcoming hallway leads to four versatile reception rooms that highlight the home's Victorian heritage. The grand bay-windowed lounge is a refined setting for entertaining, complemented by a spacious dual-aspect living room, formal dining room, a cosy family room, and a traditional kitchen complete with a charming AGA. Further enhancing the ground floor is a hideaway study, along with practical WC/cloakroom for guests. Upstairs, three extensive double bedrooms and a fourth single bedroom provide excellent space for family living, accompanied by a large family bathroom. Period details, including ornate cornicing, decorative fireplaces, and detailed skirting, are found throughout, showcasing the home's timeless character.

The landscaped gardens extend around the home, creating a peaceful private haven, while practical additions such as a detached garage and ample driveway complete the picture. Blending elegance, space, and practicality in one of Lockerbie's most sought-after settings, Crammag is a property to be proud of. Contact Hunters today to arrange your private viewing.

The accommodation, which has gas central heating and single glazing throughout, briefly comprises an entrance vestibule, hallway, lounge, living room, family room, dining room, study, kitchen and WC/cloakroom to the ground floor with a landing, four bedrooms and family bathroom to the first floor. Externally there is off-street parking, a detached garage and wrap-around gardens. EPC - TBC and Council Tax Band - G.

Lockerbie is a charming and well-connected market town in Dumfries and Galloway, known for its welcoming community and convenient location. The town provides a wide range of amenities to suit everyday needs, including supermarkets, independent shops, cafés, restaurants, and essential services, alongside both primary and secondary schools. Residents also benefit from local healthcare services, banks, and a selection of specialist retailers, making day-to-day life straightforward and convenient. Transport connections are particularly strong, with Lockerbie railway station on the West Coast Main Line offering regular services to Glasgow, Edinburgh, and Carlisle, while the nearby M74 provides excellent road links north and south. Regular bus routes serve the town and surrounding areas, adding further ease of travel. Its central location and excellent connectivity make Lockerbie an ideal base for commuting, accessing wider services, or exploring the scenic countryside and attractions of Dumfries and Galloway.

Tel: 01387 245898



## GROUND FLOOR:

### VESTIBULE

Double entrance doors from the front, internal door to the hallway, and feature tiled flooring.

### HALLWAY

Internal doors to the lounge, living room, family room, dining room and WC/cloakroom, stairs to the first floor landing, radiator and a built-in cupboard with lighting and wall-mounted gas boiler internally.

### LOUNGE

Single glazed window to the front aspect, single glazed bay-window to the side aspect, three radiators, open fireplace and a recessed cupboard.

### LIVING ROOM

Single glazed window to the side aspect, single glazed window to the rear aspect, radiator, decorative fireplace and a recessed cupboard.

### FAMILY ROOM

Single glazed window to the front aspect, radiator, open fireplace and a recessed cupboard.

### DINING ROOM

Single glazed window to the rear aspect, radiator, internal doors to the kitchen and study, and a walk-in larder/cupboard.

### STUDY

Single glazed window to the rear aspect, and a radiator.

### KITCHEN

Aga cooker, two-bowl Belfast sink, radiator, tiled flooring, external door to the side driveway and two single glazed windows to the side aspect.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Part-tiled walls, tiled flooring, radiator and an obscured single glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway with galleried landing, internal doors to four bedrooms and family bathroom, loft-access point, a walk-in airing cupboard with water tank internally and a large single glazed window to the side aspect.

### BEDROOM ONE

Single glazed window to the side aspect, single glazed window to the rear aspect, radiator, decorative fireplace and two recessed cupboards.

### BEDROOM TWO

Single glazed window to the front aspect, single glazed window to the side aspect, radiator, decorative fireplace and a recessed cupboard.

### BEDROOM THREE

Two single glazed windows to the front aspect, radiator, decorative fireplace and a recessed cupboard.

### BEDROOM FOUR

Single glazed window to the rear aspect, and a radiator.

### FAMILY BATHROOM

Three piece suite comprising a WC, wash basin and bathtub with hand shower attachment. Single glazed window to the rear aspect, decorative fireplace and a recessed cupboard.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with established and mature borders of trees, shrubs and flowers. A pedestrian gate with pathway provides access from the pavement to the front door, additionally, a separate double-gated entrance with block-paved driveway extends to the side of the property and allows for off-street parking for two/three vehicles. Access from the driveway into the property via the kitchen entrance door, along with access into the garage. An external cold water tap is located on the side elevation.

Rear & Side Gardens:

To the rear of the property is an enclosed garden, including an area of lawn with established and mature borders of trees, shrubs and plants, along with a block-paved seating area with timber pergola over located directly behind the garage. To the side of the property is a further lawned garden, with mature trees and hedging, along with a gravelled border area.

### GARAGE

Manual up and over garage door, pedestrian access door, two single glazed windows, power and lighting.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - forgot.terms.tangling

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan





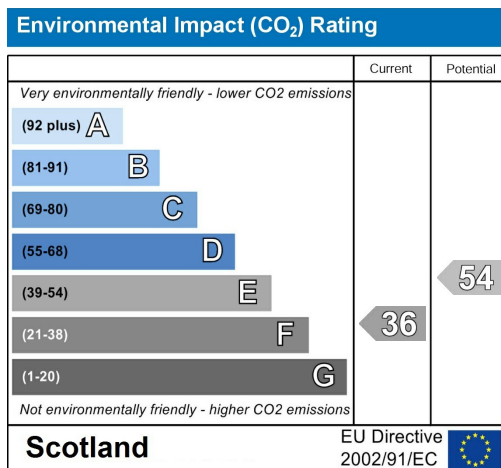
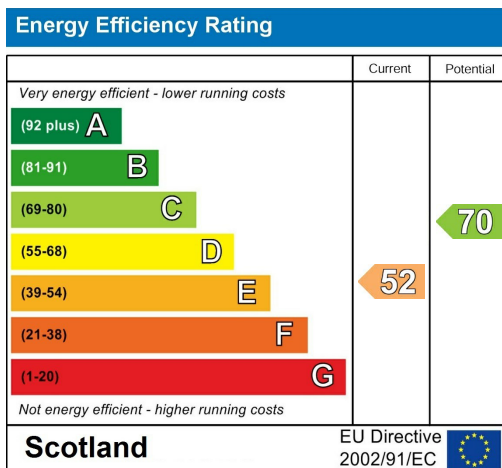






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## Energy Efficiency Graph



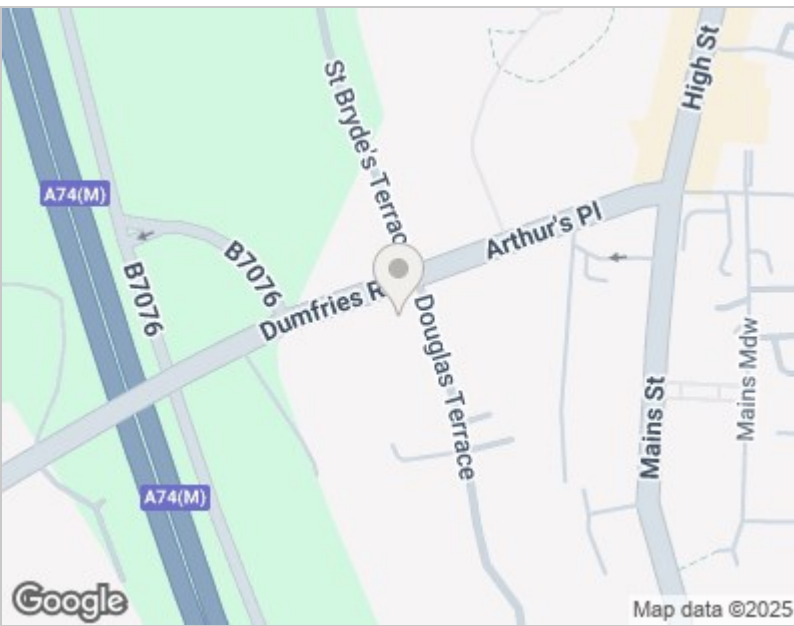
## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01387 245898



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01387 245898



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.

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