



## Maythorn, Halleaths, Lockerbie, Dumfries and Galloway, DG11 1LR

Rarely Available, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Rarely available, three-bedroom detached home with stunning rural views, generous gardens, a multi-vehicle driveway, and an integrated double garage. Set in a quiet residential area in the picturesque Halleaths, near Lockerbie.

Comprises an entrance hall, living room, dining/kitchen, inner hallway, three flexible bedrooms, and a family bathroom.

Highlights include generous public rooms with dual aspect natural light and patio doors, light neutral decor throughout, a modern bathroom suite and solar panels.

In addition, there is gas central heating, double glazing, and good storage provision including built-in wardrobes, a loft and a double garage with remote door access and flexible workshop space.

Externally, the property further benefits from expansive gardens with lawns, shrubbery and a raised patio area.

A generous reception hall doubles as a study with a fitted desk, carpeted flooring, and a feature octagonal window. The exceptionally spacious living room benefits from dual-aspect natural light, a gas fireplace, carpeted flooring, and a southern-facing patio door leading to the extensive gardens. A bright dining/kitchen space also offers access to the rear garden, and features hardwood flooring and fitted units with an integrated oven, hob, washing machine and freestanding fridge/freezer.

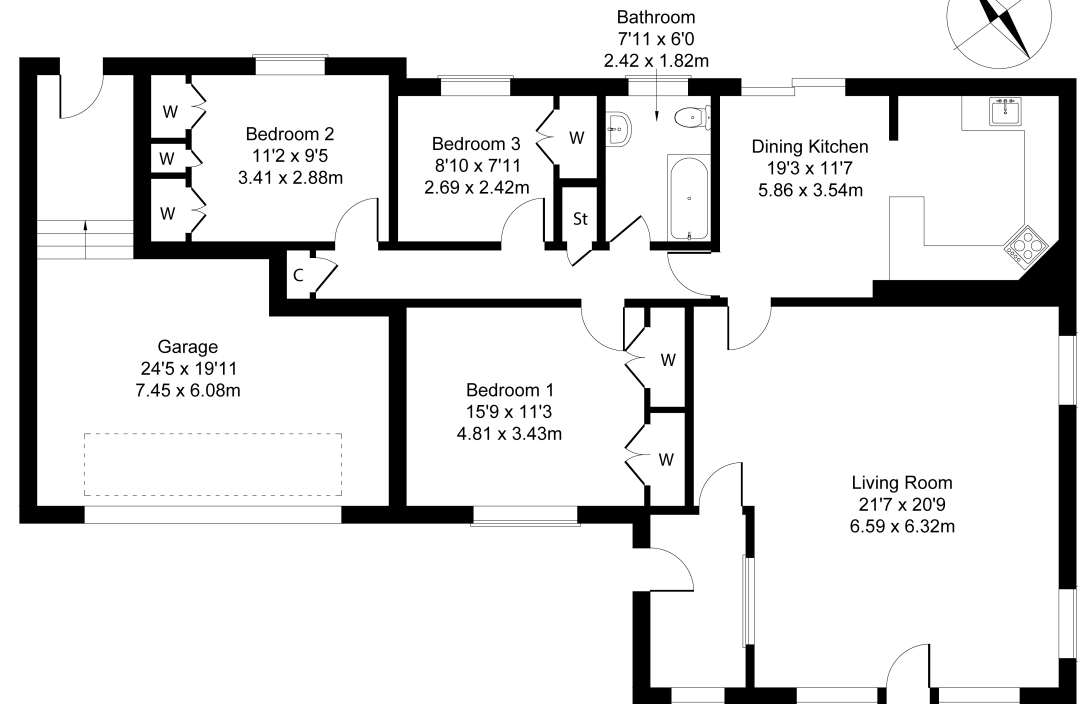
The inner hallway leads to three well-proportioned bedrooms, all with built-in storage, light decor, carpeted flooring and central light fittings, with the front-facing primary bedroom enjoying stunning rural views. Completing the accommodation, a modern family bathroom features a three-piece suite, a mains shower over the bath, a chrome ladder radiator, and contemporary wall panelling.

Garden equipment available by separate negotiation.



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Approximate Gross Internal Area: (1604 sq ft - 149 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Located in the scenic village of Halleaths, on the right bank of the Annan River near Lockerbie, in Dumfries and Galloway, this charming property offers a peaceful rural retreat with stunning countryside views. The area is known for its rural landscape, with opportunities for outdoor activities like walking, cycling, and fishing, ideal for those seeking both tranquillity and convenience. Nearby

Lockerbie is a popular and vibrant town that offers all the amenities expected of a large town, including numerous local and specialist shops, a Tesco superstore, bars, restaurants and hotels. The adjacent M74/M6 motorways offer ease of commuting to the north and south, whilst further transport links include bus services with Helleaths and a railway station at Lockerbie.









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