



Estate Agents and Solicitors

## 30 Willow Cottage, Dumfries Road, Lockerbie, Dumfries and Galloway, DG11 2EF

Spacious, Beautifully Presented, Four-Bedroom, Detached Family Home

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# Property Description

Spacious, beautifully presented, four-bedroom, detached family home, with gardens, a multi-vehicle driveway and a detached double garage. Set on a most generous, southerly-facing plot, in a desirable residential area, adjacent to open farmland, on the outskirts of Lockerbie, Dumfries and Galloway.

Comprises front and side entrance halls, a living room, dining/kitchen, utility room, four double bedrooms, a shower room and a family bathroom.

This characterful, stone-built, period cottage, with bespoke extension, offers a flexible floor plan with a tasteful mix of period features and contemporary fittings. Highlights include an impressive family and dining room, with a modern fitted kitchen, modern bathroom suites and contemporary flooring.

The original building retains tall ceilings, period plasterwork, feature fireplaces, recessed windows and a wooden staircase. In addition, there is gas central heating, double glazing, including skylight and Velux windows, and good storage, including a double garage, with power and light.

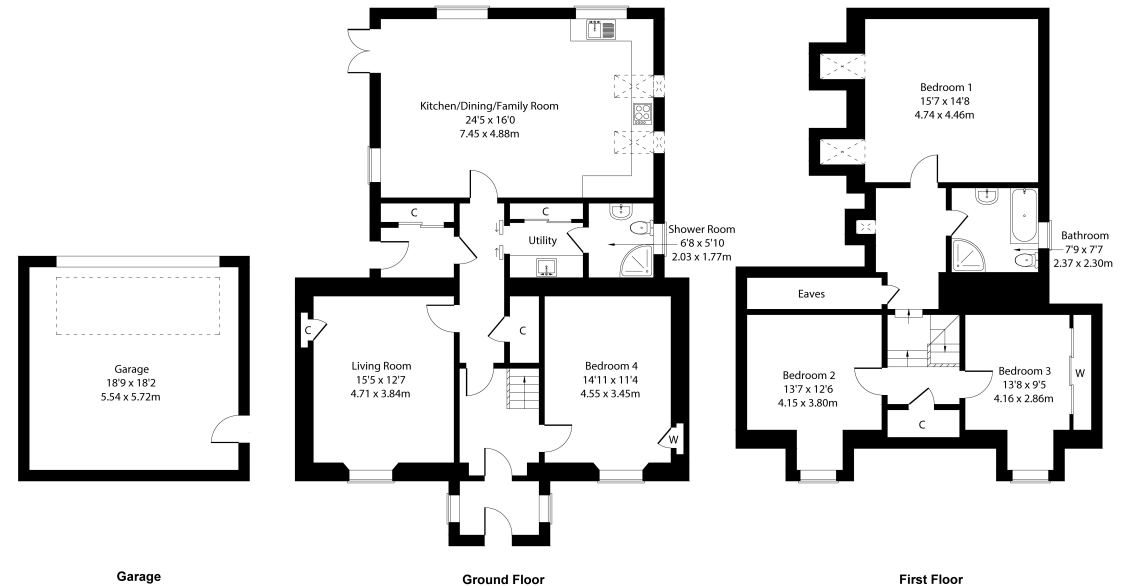
The impressive, enclosed plot features lawns, a greenhouse, a store shed, patios, well-stocked plant beds and established trees and shrubbery.

A bright entrance porch opens into an entrance hall, with access to one of the four double bedrooms, which features a traditional fireplace and an Edinburgh Press. An inner hallway, with storage, gives access to a reception room, with solid wood floorboards, a traditional fireplace and an Edinburgh Press. Also leading off this hallway, is a utility room, a shower room and a further hallway, with built-in storage and garden access. Set to the rear, an impressively proportioned, dual-aspect room features a multi-fuel stove and enjoys access to the garden, via French doors. The versatile floorplan allows space for both lounge and dining furniture and is complemented by a kitchen, fitted with modern, neutrally-toned units and stone-effect worktops. Appliances include an integrated eye-level oven, a five burner gas hob, a glass splashback and a canopy, a fridge/freezer and a dishwasher, whilst a washing machine is housed in the utility room next door.

Upstairs, a hallway, with storage, leads to the three remaining bedrooms,



**Willow Cottage, 30 Dumfries Road, Lockerbie DG11 2EF**  
Approximate Gross Internal Area: (2250 sq ft - 209 sq m.)



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

# Area Description

Lockerbie is a popular and vibrant town, located in Dumfries and Galloway, approximately 70 miles from both Glasgow and Edinburgh, and 20 miles from the English border. There are all the amenities expected of a large town, including numerous local and specialist shops, a Tesco superstore, bars, restaurants and hotels. There is schooling throughout all levels, and sport facilities including





the historic ice rink. Dumfries and Galloway countryside offers idyllic rural locations and outdoor recreational pursuits including countryside walks and fishing. The adjacent M74/M6 motorways offers ease of commuting to the north and south, whilst further transport links include bus services and a railway station.







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### Head Office

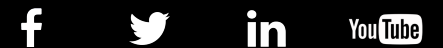
6 Redheughs Rigg, Edinburgh, EH12 9DQ

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