



Handsome sandstone villa

That has been carefully maintained and modernised



2 Douglas Terrace

Lockerbie, Dumfries and Galloway, DG11 2DZ



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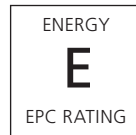
4 BED



1 BATH



SECURITY
GATES



ENERGY

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EPC RATING



GARDEN & ENTRANCE VIEWS

LOCKERBIE

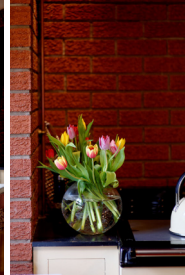
DUMFRIES & GALLOWAY | DG11 2DZ

The property is situated in an area of outstanding beauty and enjoys a stunning backdrop of the surrounding countryside with views as far as the Lake District. There is a great choice of countryside walks including the Annandale Way, kayaking or canoeing along the river, and a choice of local country schools. It is also placed only a few hundred yards from Lockerbie town

centre and the mainline station. Lockerbie offers a wide range of amenities ranging from local countryside, local golf course, sailing, fishing, squash club and many more. The town also provides schooling for all age groups and is well placed to access major road links being situated within one mile of the M74 motorway heading North and South.

ENTRANCE / RECEPTION AREA





KITCHEN | LOUNGE
& DINING AREA

2 DOUGLAS TERRACE

Conveniently positioned minutes from transport facilities and local amenities, a period red sandstone, four bedroom, detached villa, originally dating from circa 1886. Internally, the property has been comprehensively redesigned and reworked in recent years and now offers versatile family accommodation within four public rooms and four bedrooms, formed over two substantial levels.

This property is as unique as it is beautiful. The traditional building has been carefully maintained, modernised and re-decorated, both internally and externally, to create fantastic and flexible accommodation, which only a

viewing will qualify. The bespoke interior offers sophisticated living space, with exquisite, restored period detailing including ornate cornicing and rose work, fireplaces and skirting, which is inherent with a home of this age and character.

The property is surrounded by carefully tended gardens, mainly lawned and screened by a variety of mature trees. The gardens has also been carefully designed to provide seasonal colour. The patio enjoys a quiet spot and is the perfect spot for a lazy summer's day. There is a driveway to the front and side providing off-road parking for a number of vehicles, leading to a detached single garage.

The subjects are entered via a private entrance vestibule. A further glazed timber and glass door leads through to a large, welcoming reception hallway, with staircase off to the upper landing and access to all ground floor apartments. There is a spacious under-stairs cloakroom/storage cupboard offering the perfect spot for everyday essentials. A handy W.C is located just off the hallway. The lounge is of palatial proportions with both high ceilings and intricate ceiling cornicing and offers a range of furniture configurations. There is a picture window to the front aspect and a fantastic bay window to the side which floods the room with natural light and offer views over the surrounding countryside. The feature fireplace is the key focal point of this room. The separate dining room has ample space for a table and chairs for more formal dining with friends and family. The large side window to the side aspect offers similar views to that of the lounge and the rear window provides views of the garden. This room also has a feature fireplace. A cosy family room is also located on the ground floor and is sure to be a popular feature with all members of the family. This is a really snug room on a winters night.

The kitchen/diner is sure to become the heart of the home and includes a stunning range of floor mounted units. It further benefits from an AGA

range cooker and fridge/freezer making this the ideal kitchen for an aspiring chef. There is ample room in this area for a table and chairs for more informal dining. A spacious sitting area is located off the kitchen with a beautiful window seat and large storage cupboard, also off the room is a very useful office space, which will be ideal for those working from home.

The original sweeping staircase leads to first floor level revealing three substantial double bedrooms, one single and a fantastic family bathroom. The master bedroom is the last word in luxury with a picture window offering views of the local countryside. The remaining bedrooms all have space for additional free-standing furniture if required and two still have the original fireplaces.

The three piece bathroom, creates the perfect ambience in which to unwind. An ornate stained and leaded glass window provides a stunning focal point from the landing. A laundry cupboard complete the accommodation on this level.

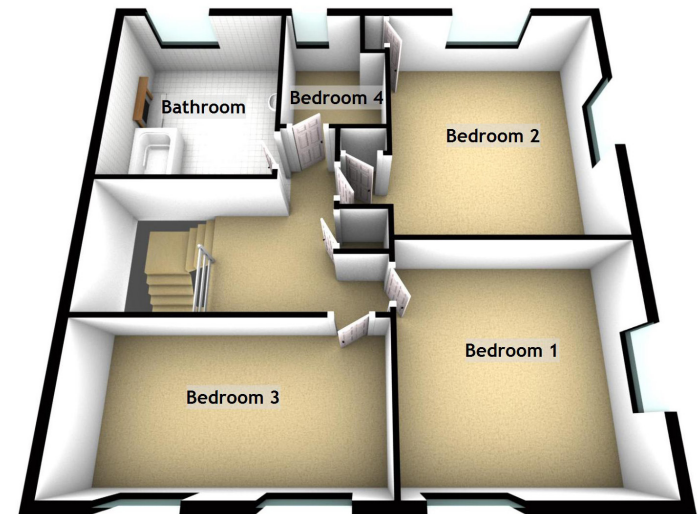
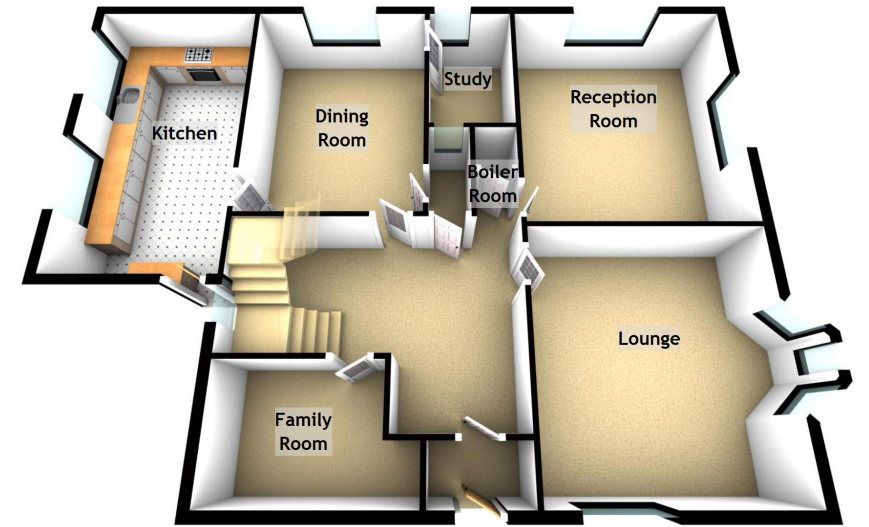
The specification includes gas central heating, double glazing to the front aspect and a security alarm system for additional peace of mind and comfort.



STUDY / LANDING



BEDROOMS
&
BATHROOM



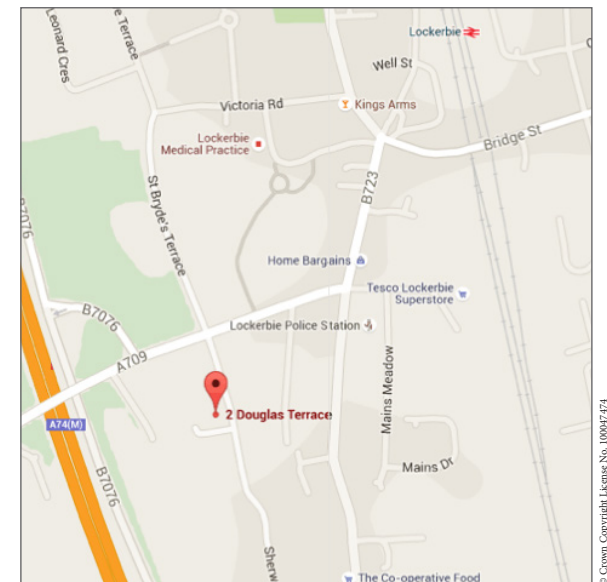
SPECIFICATIONS

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.30m (14'1")
Dining Room	4.60m (15'1") x 3.50m (11'6")
Kitchen	5.40m (17'9") x 3.20m (10'6")
Reception Room	4.80m (15'9") x 4.30m (14'1")
Family Room	3.70m (12'2") x 2.80m (9'2")
Study	2.70m (8'10") x 1.70m (5'7")
Bedroom 1	4.20m (13'9") x 4.20m (13'9")
Bedroom 2	4.90m (16'1") x 4.35m (14'3")
Bedroom 3	5.40m (17'9") x 2.80m (9'2")
Bedroom 4	3.15m (10'4") x 1.90m (6'3")
Bathroom	4.25m (13'11") x 3.27m (10'9")

GROSS INTERNAL FLOOR AREA (M²)

283 Square Metres or thereby





GARDEN & PATIO VIEWS

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