



An impressive three-bedroom detached bungalow with beautiful garden grounds and the added bonus of a garage, positioned in a sought-after area of Lockerbie



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to introduce to the market 20 Carlisle Road, a bright and spacious three-bedroom detached bungalow, positioned in a sought-after area of Lockerbie. The perfect property to call home. As one would expect, room dimensions are very fair, and the accommodation has been arranged to offer both flexibility and individuality.

THE LOUNGE



A welcoming hallway entrance leads to all apartments and sets the tone for what the rest of the property has to offer. The formal lounge is flooded with natural light from the picture window to the front aspect and offers a pleasant outlook, and offers a range of furniture configurations. The kitchen has a good range of floor and wall-mounted units with a striking worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances and plumbed space for free-standing appliances.

THE KITCHEN



THE DINING ROOM



Another impressive room is the formal dining room, it's easy to imagine the evenings of fine dining this zone has played host to. The conservatory will be popular with all members of the family, many a time will be spent in this zone unwinding after a hard day, enjoying the stunning outlook.



THE CONSERVATORY





The three well-proportioned, bright and airy bedrooms offer a range of furniture configurations with space for additional free-standing furniture if required. The master bedroom is complemented with an impressive en-suite. The family bathroom suite completes the property internally.

THE BATHROOM



BEDROOM 1



The master bedroom is complemented with an impressive en-suite



BEDROOM 2



BEDROOM 3



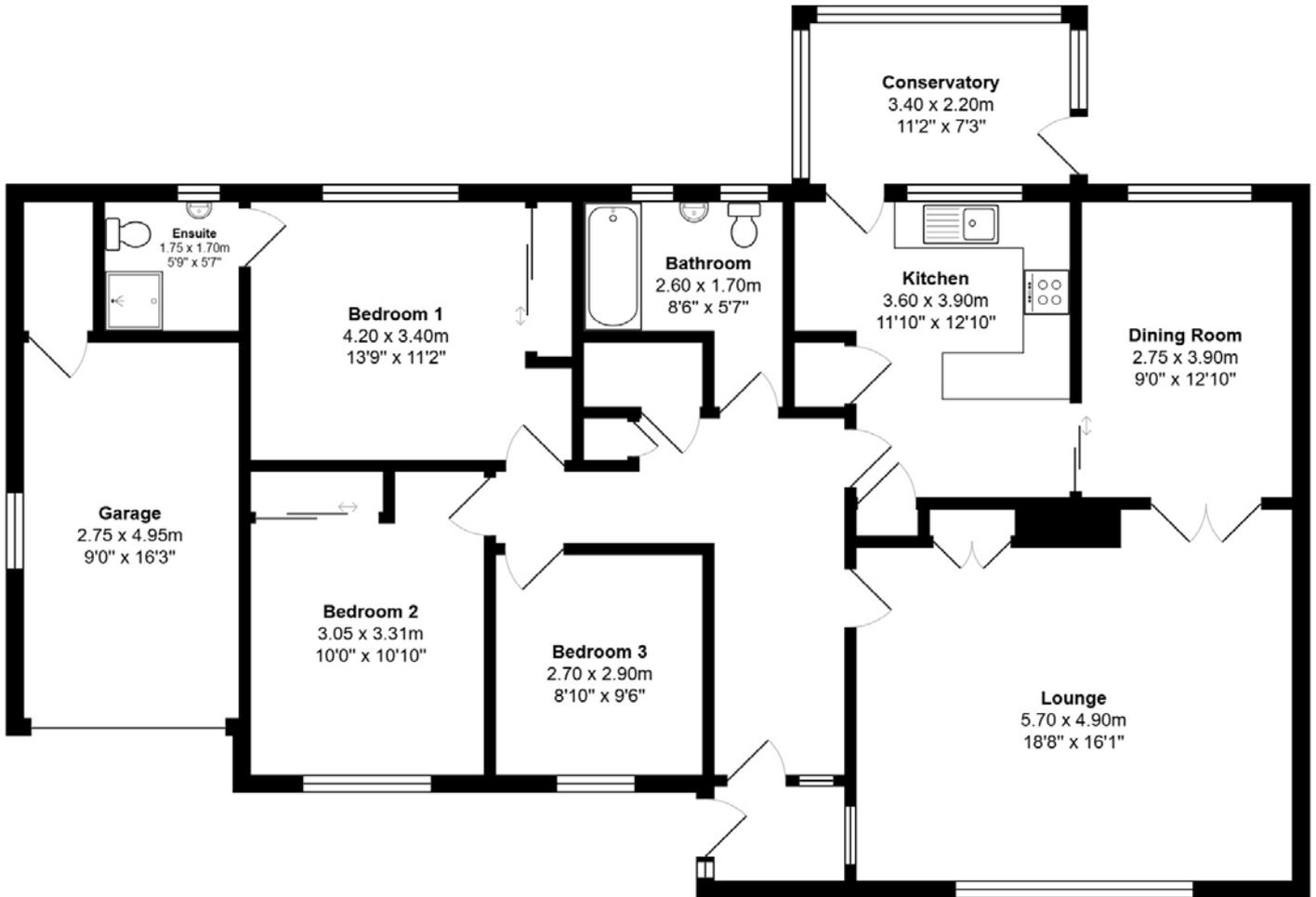
Externally, the property is surrounded by beautifully presented garden grounds. To the front, there is a driveway providing off-road parking and a garage thereafter. The rear garden is a real suntrap, and many a summer's evening will be spent here enjoying the beautiful countryside views and peace and quiet.

The high specifications of this lovely home also include double glazing and gas central heating for additional comfort.

EXTERNALS

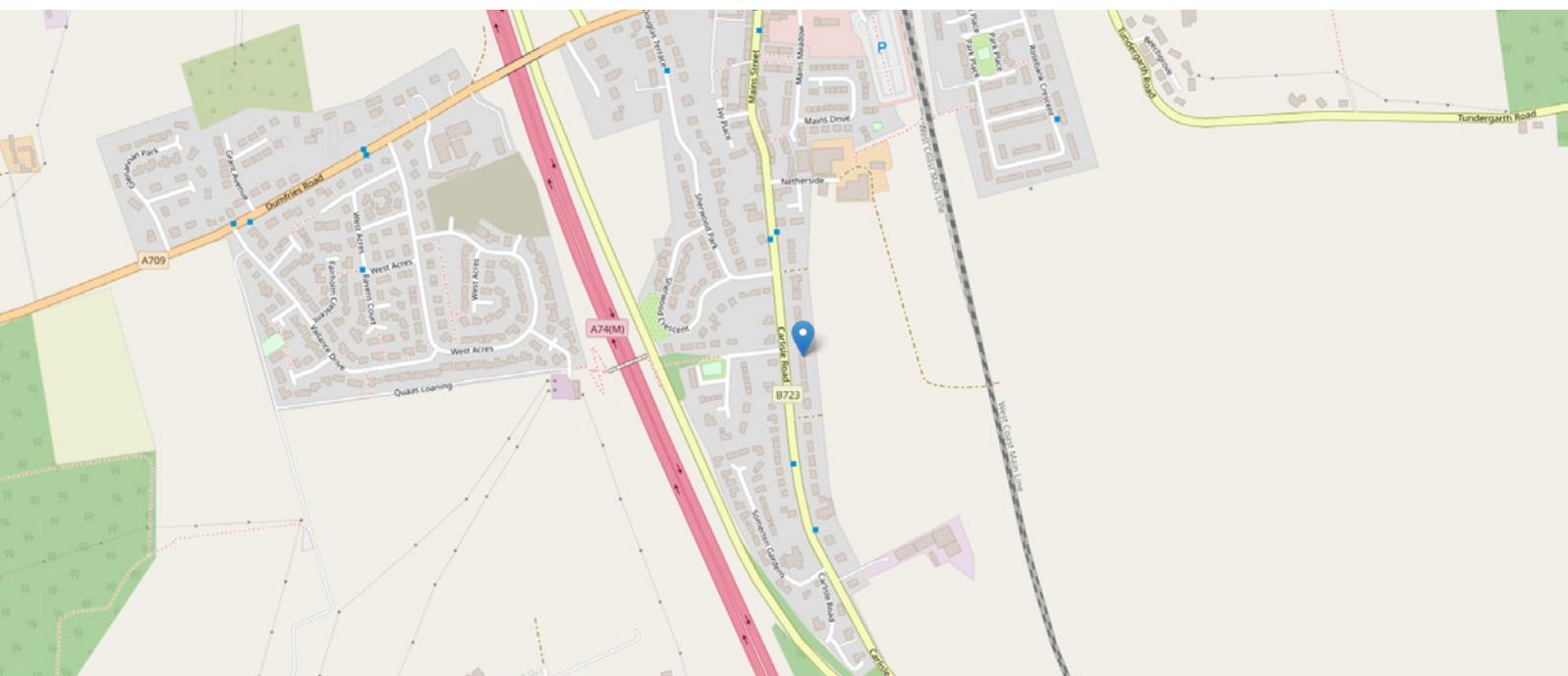


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 118m² | EPC Rating: D



THE LOCATION

Lockerbie offers a wide range of amenities, ranging from a local golf course, sailing, fishing, an ice-rink, a squash club and much more. Lockerbie Primary and Secondary schools are easily accessible and are within walking distance. Both are highly regarded locally for educational standards.





The area has good rail links with Edinburgh and Glasgow being served by the mainline railway station in Lockerbie, whilst London Euston can be reached in about 3.2 hours from Carlisle. The airports at Edinburgh, Glasgow and Newcastle are all about a 1.5-hour drive. Cairnryan, in the west of Dumfries and Galloway, has a ferry terminal to Northern Ireland and Belfast. The M6 and M74 road networks are accessible nearby at Moffat, Gretna and Lockerbie.

The area also offers boundless opportunities for the outdoor sporting enthusiast with the ability to participate in shooting locally, a variety of fishing on the Rivers Nith, Annan or Border Esk, sailing on Castle Loch at Lochmaben with Annandale Sailing Club and wildfowling on the Solway Firth. For golfing enthusiasts, local golf courses include Lockerbie Golf Club, situated on an elevated setting with stunning views over Annandale Valley, Powfoot, known as "one of golf's best-kept secrets", Lochmaben, Dumfries and Southernness on the Solway Coast. Lockerbie Ice Rink is a leading centre for curling in Scotland.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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