



Whitegates, Sibbaldbie

Lockerbie, DG11 2JY

Offers Over £270,000



- Deceptively Spacious Semi-Detached Cottage
- Beautiful Rural Location in Sibbaldbie, Approximately Four Miles North of Lockerbie
- Meticulously Maintained and Upgraded Throughout
- Living Room with Multi-Fuel Stove and a Substantial Dining Room with Garden Outlook
- Generous Fitted Kitchen with Range Cooker and Adjoining Utility Room and Pantry
- Three Bedrooms, Including a Ground-Floor Main Bedroom
- Beautifully Established Gardens with Greenhouse and Summerhouse
- Double-Gated Driveway and Large Attached Garage
- Solar PV Panels, Helping to Reduce Running Costs and Generate Additional Income
- EPC - D

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Whitegates presents a truly exceptional opportunity for buyers seeking a deceptively spacious, versatile and distinctive home, beautifully positioned within the Dumfriesshire countryside. Meticulously maintained and upgraded by the current owners, the property is finished to a high standard throughout. Each of the two reception spaces is exceptionally well proportioned, including an inviting formal living room with a multi-fuel stove and a substantial dining room enjoying a delightful garden outlook. A generous fitted kitchen complements the living accommodation, while three bedrooms, a family bathroom and a separate shower room provide excellent flexibility. The main bedroom is conveniently located on the ground floor, making the property equally suitable for family living, retirement or those seeking long-term practicality. Situated within the peaceful rural community of Sibbaldbie, approximately four miles north of Lockerbie, the property enjoys a wonderfully private setting while remaining within easy reach of local amenities and transport links. The beautifully established gardens surround the home, with the substantial rear garden enjoying an elevated outlook and featuring a greenhouse, summerhouse and pond. Additional gardens to the front and side provide further space for relaxing, entertaining and enjoying the surrounding countryside. Further benefits include a double-gated driveway providing off-road parking, a large attached garage and solar PV panels, helping to reduce ongoing running costs. Combining generous accommodation, excellent presentation, magnificent gardens and an idyllic semi-rural setting, Whitegates offers a genuinely unique lifestyle opportunity. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:

Oil-Fired Central Heating, Solar PV Panels and Double Glazing Throughout.

EPC - TBC and Council Tax Band - D.

Sibbaldbie is a peaceful rural village situated approximately four miles from Lockerbie, surrounded by the attractive Dumfries and Galloway countryside. The nearby market town of Lockerbie provides an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities, schools and leisure facilities. The area is particularly well connected, with convenient access to the M74 providing straightforward travel north towards Glasgow and south towards Carlisle, while Lockerbie railway station lies on the West Coast Main Line and offers regular services to a variety of major destinations. The larger regional centre of Dumfries is also within comfortable travelling distance, offering an extensive selection of shopping, educational, leisure and recreational facilities, while Annan, Moffat and the wider surrounding countryside provide further amenities and opportunities for walking, cycling and outdoor pursuits.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and bedroom one, radiator, and stairs to the first floor landing.

LIVING ROOM

Fireplace with inset multi-fuel stove, two radiators, internal door to the kitchen, external door to the rear garden, and a double glazed sash window to the front aspect.

KITCHEN

Fitted kitchen comprising an extensive range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated 'Rangemaster' electric range cooker, extractor unit, integrated dishwasher, integrated under-counter fridge, one and a half bowl stainless steel sink with mixer tap and draining board, recessed lighting, under-counter lighting, tiled flooring, radiator, loft-access point, internal door to the utility room, bathroom and pantry, and a double glazed window to the front aspect. The pantry includes fitted shelving, lighting, tiled flooring, and an obscured double glazed window internally.

UTILITY ROOM

Fitted worksurface with tiled splashback, space with plumbing for a washing machine, space for a tumble dryer, radiator, tiled flooring, internal doors to the dining room and shower room, external stable-door to the driveway, double glazed sliding patio door to the rear garden, double glazed window to the side aspect, and a double glazed window to the rear aspect.

DINING ROOM

Multi-fuel stove, radiator, exposed floorboards, loft-access point, internal door to the garage, external double doors to the front driveway, and three double glazed windows to the rear aspect. We have been advised the loft includes part-boarding.

BEDROOM ONE

Double glazed sash window to the front aspect, and a radiator.

BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bathtub with hand shower attachment. Tiled splashbacks, tiled flooring, half-panelled walls, radiator, two fitted cupboards, and an obscured double glazed window.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Boarding-splashbacks, tiled flooring, chrome towel radiator, extractor fan, wall-mounted fan heater, loft-access point, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to bedroom two and bedroom three, and two double glazed Velux windows.

BEDROOM TWO

Double glazed Velux window.

BEDROOM THREE

Double glazed Velux window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with established borders and mature hedging to the front boundary. A pathway allows access from the driveway across the front of the property to the front door. The driveway includes double-gates and allows off-road parking for two vehicles. Access from the driveway into the attached garage, along with doors into the utility room and dining room. Two external cold-water taps are positioned on the side elevation, beside the utility room entrance door.

Rear Garden:

To the rear of the property is a substantial garden, elevated away from the property and including an extensive range of established borders, a selection of mature fruit trees including pears and apples, a large 14x8 greenhouse, timber summerhouse, timber garden shed, and an ornamental pond. Accessible from the utility room and living room is an additional garden area, with neat lawn, small paved seating area, and established borders.

GARAGE

Double barn-style garage doors from the driveway, pedestrian access door from the dining room, double glazed window, wall-mounted inverter for the solar panels, freestanding oil-fired boiler, power sockets, and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///gearbox.shave.hires](https://www.what3words.com/#!/gearbox.shave.hires)

AML DISCLOSURE:

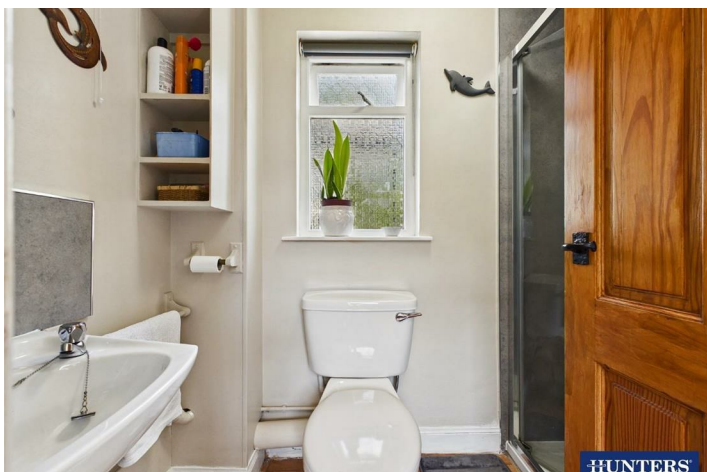
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HOME REPORT:

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.

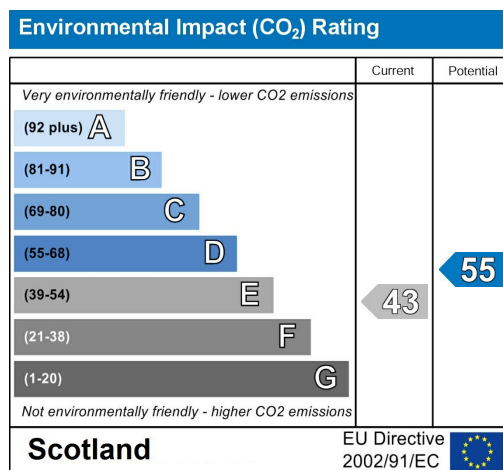
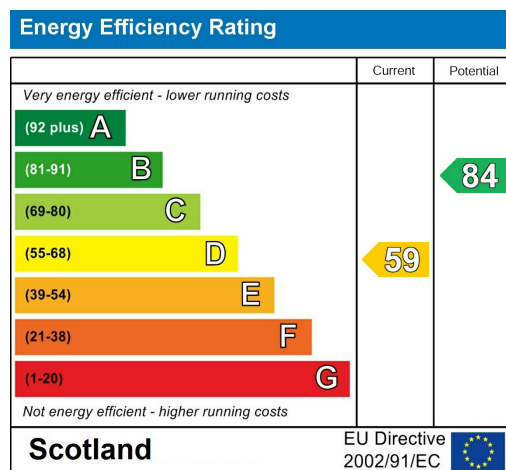
Floorplan







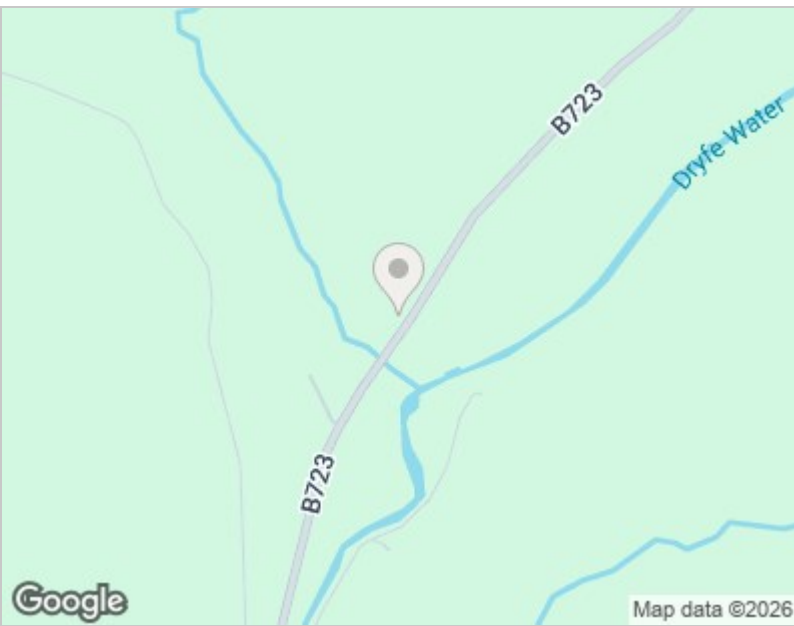
Energy Efficiency Graph



Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
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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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