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Lockshorick Hall Road, Ecclefechan, Lockerbie, DG11 3DY

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# Lockshorick Hall Road, Ecclefechan, Lockerbie, DG11 3DY

## Offers Over £350,000

Lockshorick is a beautifully presented detached bungalow, meticulously modernised to a pristine standard. Offering generous, well-proportioned, and versatile accommodation, this home is designed for both comfort and style. At the heart of the home is a striking open-plan kitchen, featuring a stunning centre island, perfect for informal dining and entertaining. The contemporary design and high-quality finishes create a welcoming and functional space for modern living. Situated on a generous plot, providing ample on-site parking for multiple vehicles. The well-established gardens to the front and rear offer a private and peaceful setting, perfect for relaxation and outdoor enjoyment.

The accommodation briefly comprises of Entrance Hallway, Hallway, Living Room, Open Plan Kitchen, Living and Dining, Dining Room/Family Room, Utility Room, Cloakroom/WC, 4 Double Bedrooms with Master Ensuite and Bathroom. Benefiting from Oil Central Heating and Double Glazing. Energy Rating - E and Council Tax Band - F.

Ecclefechan is a wonderful village located to the south of Lockerbie and boasts an excellent array of amenities including pub & restaurant at the Cressfield Hotel, primary school and convenience store. For commuting, the A74(M) is minutes away providing direct access north towards Glasgow and Edinburgh and south towards Carlisle and the borders. For rail links, Lockerbie Railway Station offers direct access to the West Coast mainline allowing high-speed rail both north and south.

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**Approximate total area<sup>(1)</sup>**

2136.85 ft<sup>2</sup>

198.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



GROUND FLOOR:

ENTRANCE HALL

The home is entered through a stylish double-glazed door with windows to either side, allowing natural light to flow. Incorporating radiator.

HALLWAY

The entrance hallway is bright and welcoming, featuring two radiators, ensuring warmth and comfort.

LIVING ROOM

This elegant, rear facing reception room is approached via double opening door from the entrance hallway and pocket sliding doors from the kitchen, with two stairs leading down into the this beautiful reception room which overlooks the rear garden. The open chimney breast with manel over is creating a focal point to the room with a inviting and welcoming atmosphere. Large windows to the rear elevation and two circular picture window to the side elevation, enhance the natural light. Radiator.

KITCHEN, DINING & FAMILY ROOM

The heart of the home, this stunning open-plan kitchen and family space is both functional, perfect for entertaining and a delight for cooking enthusiasts. A central island with a quartz countertop provides additional storage, preparation space, and informal dining options. Equipped with high-quality appliances, the kitchen features a five ring gas hob with extractor unit above, two eye level multifunction oven, eye level microwave, along with an integrated dishwasher, an integrated fridge, integrated freezer and wine cooler . A dedicated area for formal dining or for a relaxed sitting area with two sets of French doors leading into the rear garden and entertaining area.

UTILITY ROOM

Designed to complement the stylish Shaker kitchen, the utility room features coordinating Shaker-style units with quartz worktop with Inset sink unit, plumbing for an automatic washing machine and space for a tumble dryer. Built-in cloak cupboard and additional storage cupboard for organization, radiator, window to the rear elevation and a double-glazed door for access to the garden.

WC/CLOAKROOM

A modern three-piece suite, including a vanity sink unit with storage below, a low-level WC, and a heated towel rail, Window to the side elevation, providing natural ventilation and built-in storage cupboard housing the central heating boiler

DINING ROOM

Triple aspect reception offers fantastic flexibility of use and is currently arranged as a formal dining room and study. It benefits from five windows to the front and side elevations, allowing natural light to flood the space. A radiator ensures warmth and comfort, making it an inviting space for entertaining or relaxing.

MASTER BEDROOM

The master suite offers a luxurious retreat, featuring a front-facing aspect with a large window allowing in plenty of natural light, radiator and built in wardrobe with mirrored sliding doors, offering ample storage.

ENSUITE SHOWER ROOM

A sleek and modern en-suite featuring a floating drawer vanity unit with a stylish bowl sink with,mixer tap and an illuminated vanity mirror above. A walk-in mains-supply shower with a waterfall showerhead, handheld shower, and built-in toiletry storage. WC, heated towel rail, and a window to the front elevation.

BEDROOM TWO

A side-facing bedroom featuring a window to the side elevation, a radiator, and a built-in wardrobe for storage.

BEDROOM THREE

Another side-facing bedroom with a window to the side elevation, a radiator, and a built-in wardrobe with sliding doors.

BEDROOM FOUR

A side-facing bedroom with a window to the side elevation and a radiator

FAMILY BATHROOM

A contemporary, stylish bathroom suite comprising a walk-in mains-supply shower with a rainfall showerhead, and hand held hose, built-in vanity unit with storage cupboards, WC, and a modern sink with an illuminated vanity mirror above. Heated towel rail, a built-in airing cupboard with a radiator and window to the side elevation.

EXTERNAL:

This beautifully maintained property features a low-maintenance, wall-enclosed front garden with gated pedestrian and vehicular access. A generous tarmac driveway provides ample parking for multiple vehicles, while the well-established lawn garden boasts mature shrubbery beds. Pedestrian access is available on both sides of the property, ensuring convenience.

The landscaped rear garden is designed with a contemporary feel, offering a perfect blend of style and functionality. With features including porcelain-tiled entertaining space, seamlessly accessed from the kitchen perfect for hosting gatherings. A pergola provides a private spa area and further sitting option. Garden room/store provides versatility for use with a designated bar area,, potential sitting area and separately accessed storage room. .

WHAT3WORDS

HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

FURTHER INFORMATION

We would like to advise prospective buyers a commercial development has been approved.

24/1072/PAN

Proposal of application notice in respect of erection of a beef processing plant, installation of effluent plant, anaerobic digester plant, combined heat and power plant, drainage and utilities, formation of access, roads and footpaths and associated works





















