



Achnacarry  
46 Townhead Street | Lockerbie | Dumfriesshire | DG11 2AE

ACHNACARRY





Achnacarry is a superb detached Victorian home set in well-tended gardens, with the bonus of off-street parking to the rear, and is just a short walk to all town amenities, the train station and the major road networks.

The property enjoys retained period features but has been renovated to an extremely high standard by the present owner and offers top of the range fixtures and fittings throughout, to include a Carvetti kitchen with Gaggenau appliances, Villeroy and Boch tiles and Hansgrohe bathroom fittings to name a few.









# KEY FEATURES

A modern front door opens into a welcoming entrance vestibule with tiled floor and glazed inner door to the reception hall. The hall features an oak floor and attractive carved solid oak staircase rising to the first floor. There is an understair cupboard and a boiler room, which also houses the fuse box and hot water tank.

The living room is situated to the front of the property and boasts a solid oak floor, ceiling cornices, a wood burning stove set within an attractive sandstone surround, and large windows to the front elevation. A glazed door leads through to a bright sunroom, which is glazed on three elevations, has Karndean flooring, and offers direct access to the rear garden.

The sitting room is an elegant, well-proportioned room with oak floor, ceiling cornices, a wood burning stove set in a stone surround, and a bay window to the front elevation. There are doors leading directly to the hall and also to the kitchen.

The kitchen/breakfast room was designed and fitted by Carvetii – Town and Country Interiors, and comprises an excellent range of Pronorm wall and floor mounted contemporary units with deep marble worksurfaces and a 1 ½ bowl undermount sink. Integrated top of the range appliances include a Gaggenau hob, oven, larger fridge/freezer, a full height wine fridge and a Miele dishwasher. A large window gives views over the garden and a door leads directly into the utility room. The utility room comprises a range of storage units, with sink, plumbing for white goods and a part glazed door to the garden.

The ground floor bathroom features Duravit appliances and Villeroy and Boch tiling and is a sleek, modern space with oval bathtub and Hansgrohe shower attachment, a feature sink and vanity unit with built-in storage and a WC with remote controlled comfort wash down options.

Upstairs, off a bright and spacious landing, four well-proportioned bedrooms and a shower room can be found. The principal bedroom enjoys a triple aspect and a deep walk-in wardrobe (which has potential to be an en-suite facility if so desired). There are two further double bedrooms, one to the front elevation and one to the rear of the property, while the fourth bedroom is presently laid out as a useful office, with sliding doors that open to a hidden, bespoke dressing room, with a range of excellent shelving and hanging options.









































#### Outside

Achnacarry enjoys well established and fully enclosed gardens to the front and rear, with a generous area of lawn, mature planting, deep flowering borders, and a paved patio. There is an external storeroom attached to the house and paved paths wrap around the house. The garden enjoys the sun for much of the day.

Double gates, accessed from Kintail Park, open into the private parking area, where a large timber shed can also be found.













# INFORMATION

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Services: Mains electricity and water, gas fired central heating and two wood burning stoves, mains drainage. Double glazed throughout. Broadband – currently supplied by BT. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Fixtures and fittings: Blinds are included. Certain contents may be available by separate negotiation.

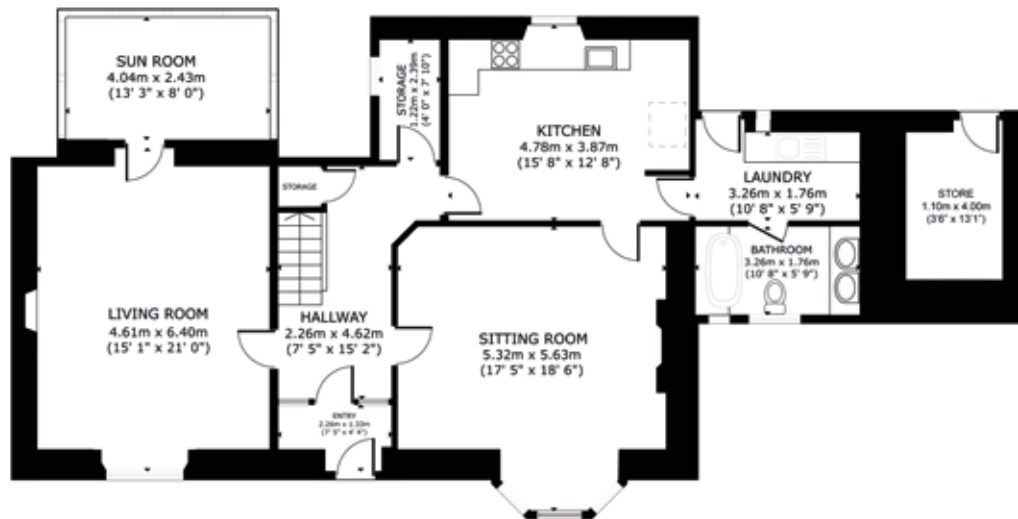
Local Authority: Dumfries & Galloway Council – Council Tax Band F.  
EPC: D

Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

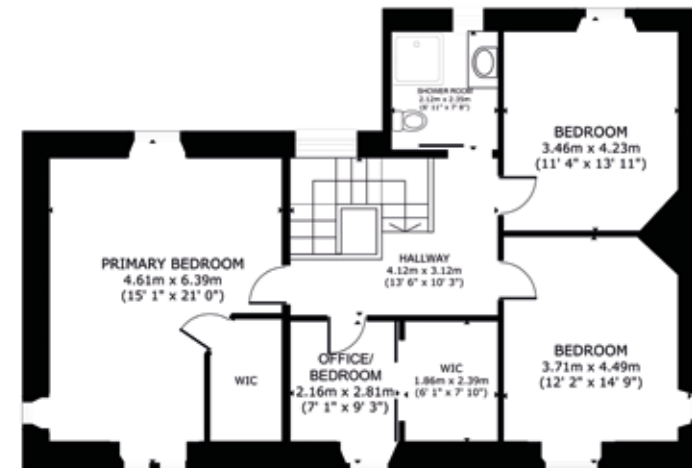
Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.





GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 118.4 m<sup>2</sup> (1,274 sq.ft.) FLOOR 1 86.8 m<sup>2</sup> (934 sq.ft.)  
TOTAL : 205.2 m<sup>2</sup> (2,208 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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Fine & Country South Scotland  
206 Ettrick Riverside, Dunsdale Road, Selkirk, Selkirkshire TD7 5EB  
01896 829 569 | 01387 460 180 | southscotland@fineandcountry.com

