



Three bedroom detached bungalow with
garage and beautiful landscaped gardens

Beebinklees, Lockerbie, DG11 1TB

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Property Details

Beebinklees, Lockerbie, DG11 1TB

Offers over
£385,000

Description

Spacious three bedroom detached bungalow situated on elevated grounds with amazing views of the countryside.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Outstanding three bedroom detached bungalow
- Lovely sun room with panoramic views
- Spacious living room with open fire and dual aspect, patio doors to garden
- Modern kitchen with good quality fittings and integrated appliances
- Useful utility room with door to garage and back door to rear garden
- Master bedroom with en-suite
- Oil central heating
- Double garage
- Beautiful, landscaped gardens with amazing views of the countryside
- Situated only a few miles from Lockerbie and Lochmaben

Situation

Nestled in the heart of Dumfries and Galloway, Lochmaben is a charming town that offers a perfect mix of history and natural beauty. Imagine living surrounded by picturesque lochs and ancient ruins of Lochmaben Castle. The friendly town boasts cozy cafes, traditional pubs, and a warm community spirit that makes everyone feel right at home. With excellent local amenities and just a short drive from Dumfries, the A74 provides easier access to a larger range of amenities and the M74 allows excellent commuting networks North and South. Nearby, Lockerbie Train Station offers short journeys to Carlisle, Edinburgh and Glasgow.



Beebinklees is a beautiful, three bedroom detached bungalow set in a generous 0.4 acre plot on elevated grounds with amazing views of the countryside. The bungalow was extended 10 years ago to include a lovely, sun room with panoramic views of the neighbouring fields and a modern kitchen. The property is situated only a short drive from the historic town of Lochmaben.

The Accommodation

The front door opens to a spacious and welcoming entrance hall benefiting from a downstairs w.c and large, built-in cupboard with doors providing access to the remainder of the accommodation. A loft hatch provides access to the attic.



The living room is bright and open, featuring dual aspect windows and open fire set on a marble hearth. Double doors open to a separate dining room which then opens to an incredible sun room, extended onto the property roughly 10 years ago with panoramic views of the countryside, perfect for watching the sunset.

Patio doors provide easy access to the garden for outdoor eating. The sun room naturally flows into the kitchen which is in great condition, featuring solid wood floor and wall units with solid wood worktops, engineered wooden flooring, integrated electric oven and hob with overhead extractor, integrated microwave, dishwasher and stainless steel drainer sink with mixer tap.

Down the hall there are three excellent sized bedrooms with the master bedroom boasting mirrored wardrobes and an en-suite shower room which is primarily tiled complete with walk-in mains shower, w.c and white hand basin with vanity unit.



The second and third bedrooms are both carpeted, with the third bedroom currently being utilised as an office/study space. The family bathroom is modern, complete with bath, separate shower , basin and vanity unit.

A useful utility room connects the house to the double garage, providing access into the garage as well as a back door to the rear garden. The utility room, with laminate flooring has ample room for white goods, a 1.5 bowl sink with mixer tap and large cupboard with hot water pressure tank.

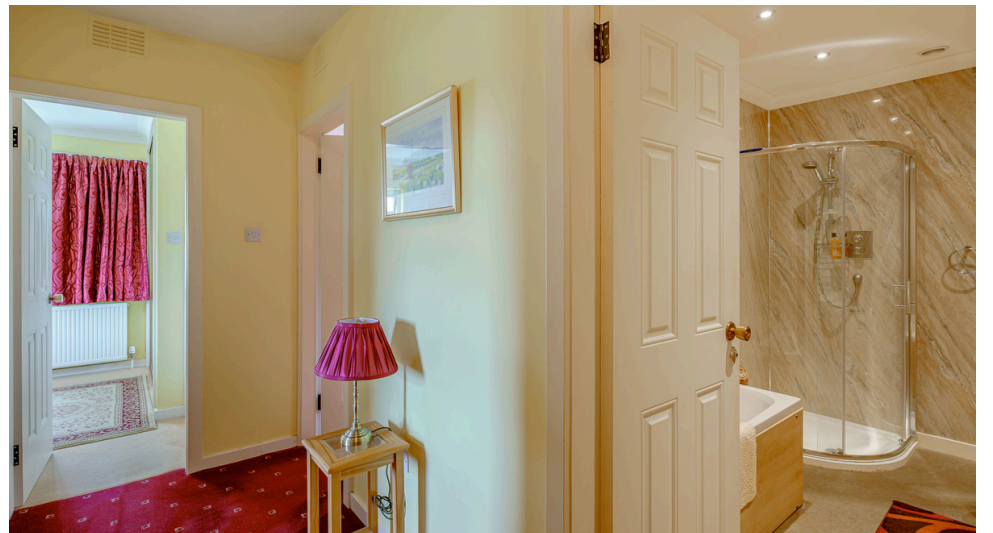


Outside

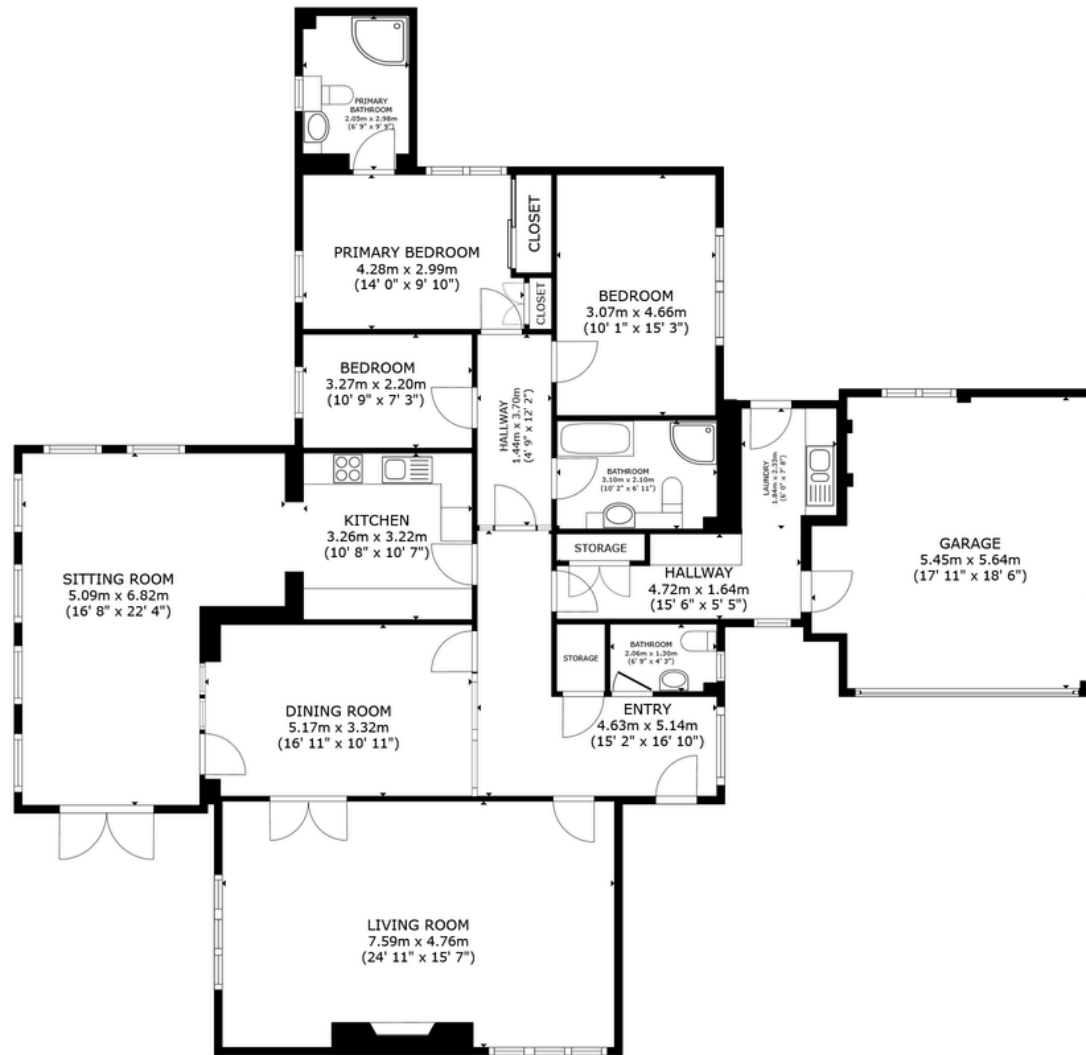
Externally, Beebinklees is accessed through double metal gates with a variety of mature trees either side. The boundary is bordered with a traditional stone dyke wall separating the gardens and grazing fields. The grounds are a gardener's paradise featuring a variety of trees including a stunning cherry blossom and range of plants and shrubbery. The double garage offers excellent parking or storage.











FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 184.9 m² (1,990 sq.ft.)
 EXCLUDED AREAS : GARAGE 28.3 m² (305 sq.ft.)
 TOTAL : 184.9 m² (1,990 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: D

Broadband: Standard

Services: Beebinklees is serviced by mains water, mains electricity, septic tank and oil fired central heating. A back up generator is available in the event of a power cut. The septic tank is assumed to be registered.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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