



Kirtleside  
Waterbeck | Lockerbie | Dumfrieshire | DG11 3EY

FINE & COUNTRY

# KIRTLESIDE









# KEY FEATURES

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- Impressive C Listed former manse
- 4 reception rooms, 4 double bedrooms
- Well maintained and sensitively updated
- Retained period detail evident throughout
- Large garden, driveway and parking/turning area
- Desirable village location, close to major road and rail networks

Kirtleside is a very attractive Grade C Listed former manse, set in a generous plot with countryside views.

The property is of traditional construction under a slate roof and sits proudly next to Waterbeck Church. The property has been extremely well maintained and sensitively updated over recent years and offers generous and versatile family accommodation while still retaining period features, to include impressive fireplaces, ceiling roses and cornices, working shutters, original doors and the beautiful staircase with arched decorative window.

## Accommodation

An attractive entrance door opens into the tiled vestibule, which in turn leads into the welcoming reception hall, with its sweeping staircase. The sitting room is superb, and features an engineered oak floor, full height twin windows to the front elevation (with working shutters) and a smart multi-fuel stove set within a marble surround. The dining room has a large window to the front elevation (again, with working shutters) and a multifuel stove set within a tiled surround, under a timber mantel. To the rear of the property is a family room, which is a well-proportioned flexible use room that would make an ideal study, playroom or perhaps even a library. This room features a window to the rear, overlooking the surrounding fields, a tiled fireplace and a part glazed door to the garden room. The garden room is glazed on three elevations with an exposed stone wall, timber floor and newly installed French doors that open directly to the garden.

The impressive kitchen is fitted with an excellent range of modern units with complementary worksurfaces and integrated Smeg appliances to include dishwasher, range cooker and oven. There is an under counter fridge and a central island with granite inlay. The kitchen is further served by a deep shelved pantry and the adjacent utility room, which has a good range of storage units and plumbing for white goods. A set of stairs lead from the utility room up to what would have been the original maid's room, which could be configured as a study or small playroom, depending on requirements.















## Upstairs

The sweeping staircase leads up to a generous first floor landing, which is illuminated by the beautiful stained glass arched window to the front elevation. There are four well-proportioned bedrooms on the first floor, one of which has an en-suite shower room, and all enjoy large windows with open views and attractive fireplaces. The family bathroom comprises of a roll top bath, WC and wash hand basin.











### Outside

The property is well set back from the road, and a gated driveway leads up to parking and turning areas in front of the house. The large garden is predominantly to the front of the property and is laid to lawn, flanked by mature trees and bushes to the side and featuring flowering borders, shrubs and a newly laid hedge to the front boundary.

To the side of the house is a secure, private and fully enclosed garden space. This area enjoys the sun for much of the day and is an ideal safe space for children and/or pets.

### Location

The property sits within the heart of the charming village of Waterbeck, in a rural yet accessible situation, with the M74 located 4 miles away and excellent rail links nearby. Located 11 miles from Lockerbie and 9 miles from Annan, the property is well served by both town's excellent range of local amenities and services including primary and secondary schools. There are also primary schools in Waterbeck (Hottsbridge) and Eaglesfield. Dumfriesshire is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare, offering a lifestyle property for country and equestrian pursuits, and including golf courses at Lockerbie and Powfoot. From the property there is easy access to the stunning surrounding countryside.













# INFORMATION

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**Services:** The property is serviced by mains electricity, mains drainage and mains water supply. Oil fired central heating. Hardwood double glazing. It is worth noting that all of the larger windows in the property were replaced with double glazed units between 2018 and 2020. There is a newly installed EV charger to the exterior. Full fibre broadband.

**EPC:** E

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

**Council Tax:** Kirtleside is within Dumfries and Galloway council tax band E.

**Solicitors:** TBC

**Tenure and Possession:** The property is held freehold and offered for sale with vacant possession.

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

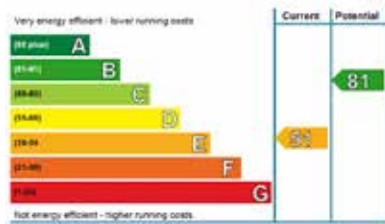
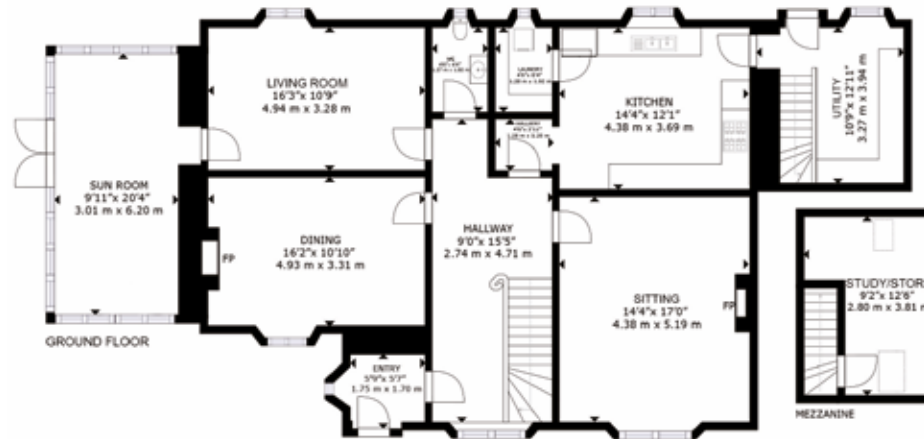
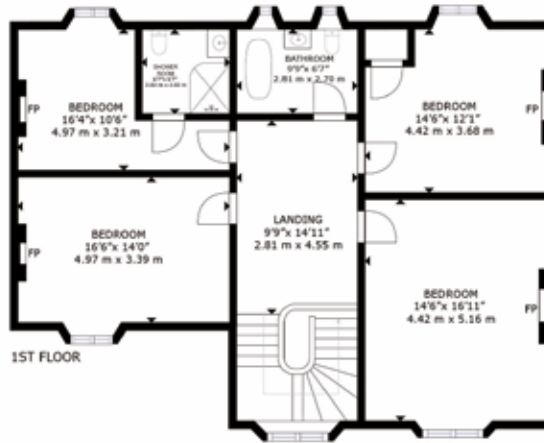
**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not.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

**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.

**Viewing:** Strictly by appointment only through the sole selling agents, Fine & Country South Scotland.

**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.

**Note:** There is lapsed planning permission for an extension and garage, that should easily be reinstated if so desired.



GROSS INTERNAL AREA  
 1ST FLOOR: 1,868 sq. ft, 173 m<sup>2</sup>; 2ND FLOOR: 1,242 sq. ft, 115 m<sup>2</sup>  
 REDUCED HEADROOM BELOW  
 2.92 M: 31 sq. ft, 288 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY  
FOUNDATION

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