

# Alexandra Cottage

KIRKPATRICK FLEMING, LOCKERBIE,  
DUMFRIES AND GALLOWAY, DG11 3AU



*Unique opportunity to acquire a three bedroom bungalow in the beautiful village of Kirkpatrick Fleming*



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Mcewan Frazer Legal is honoured to bring to the market this unique opportunity to acquire a three-bedroom bungalow in the beautiful village of Kirkpatrick Fleming.

# THE LOUNGE



This exceptional property features a living room with a stunning focal wall, adding to the charm and character of the residence, and sliding doors that lead through to the kitchen. The large dual-aspect kitchen has ample space for a dining table and chairs as well as allowing access to the rear garden.

# THE KITCHEN





Furthermore, there are three generously proportioned bedrooms with one benefitting from built-in wardrobes, a three-piece family bathroom and a large garage.

The property also offers immense potential for the conversion of its expansive attic space. Viewing is highly advised to appreciate this unique bungalow for its quality and potential.

# THE BATHROOM



# BEDROOM 1

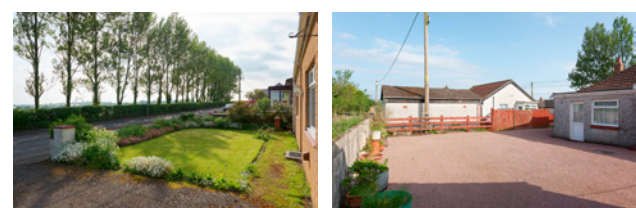


# BEDROOM 2

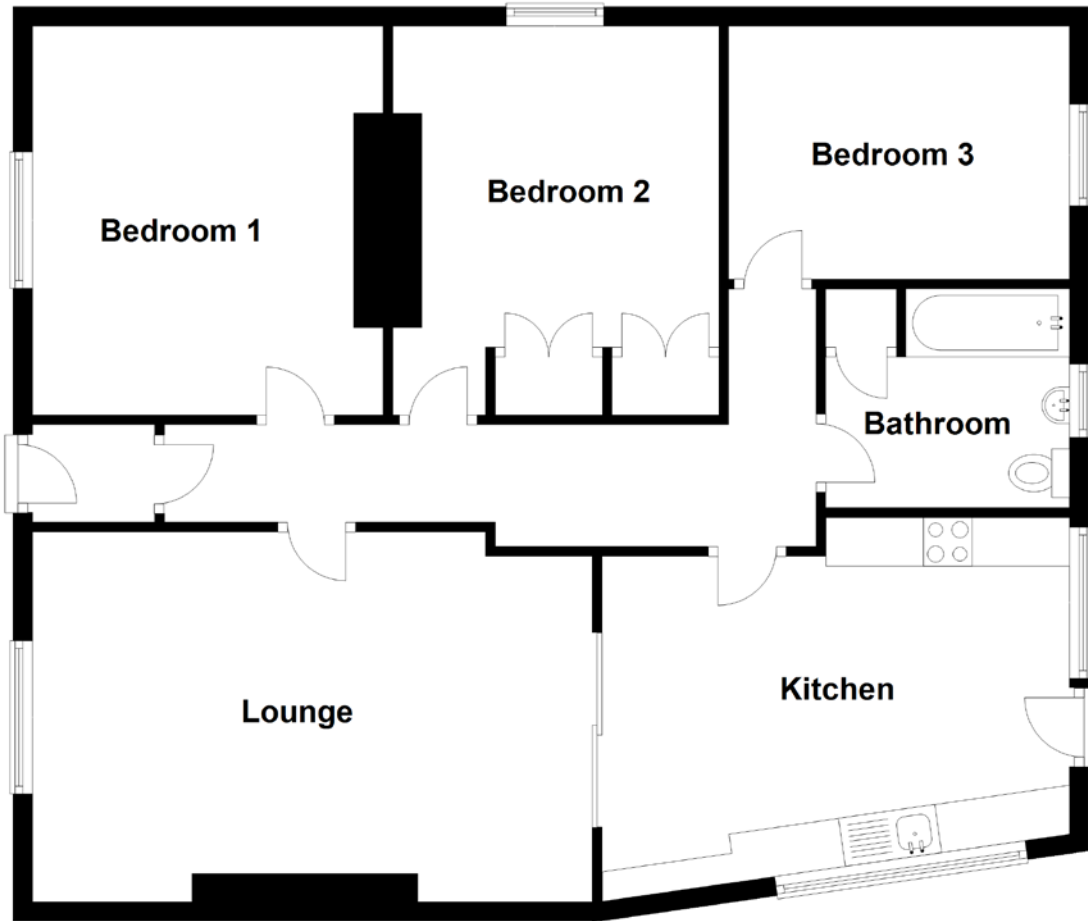


While the property requires renovation, it is superbly constructed and set on a stunning plot with captivating countryside views at both the front and rear. The rear garden, in particular, overlooks a field teeming with wildlife, including deer and sheep. The gardens are designed for minimal maintenance, with ample parking available on the driveway to the side, rear and garage. The front of the property boasts a small lawn area within a charming walled garden. The sizeable double garage offers significant potential for conversion into a home office or gym.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

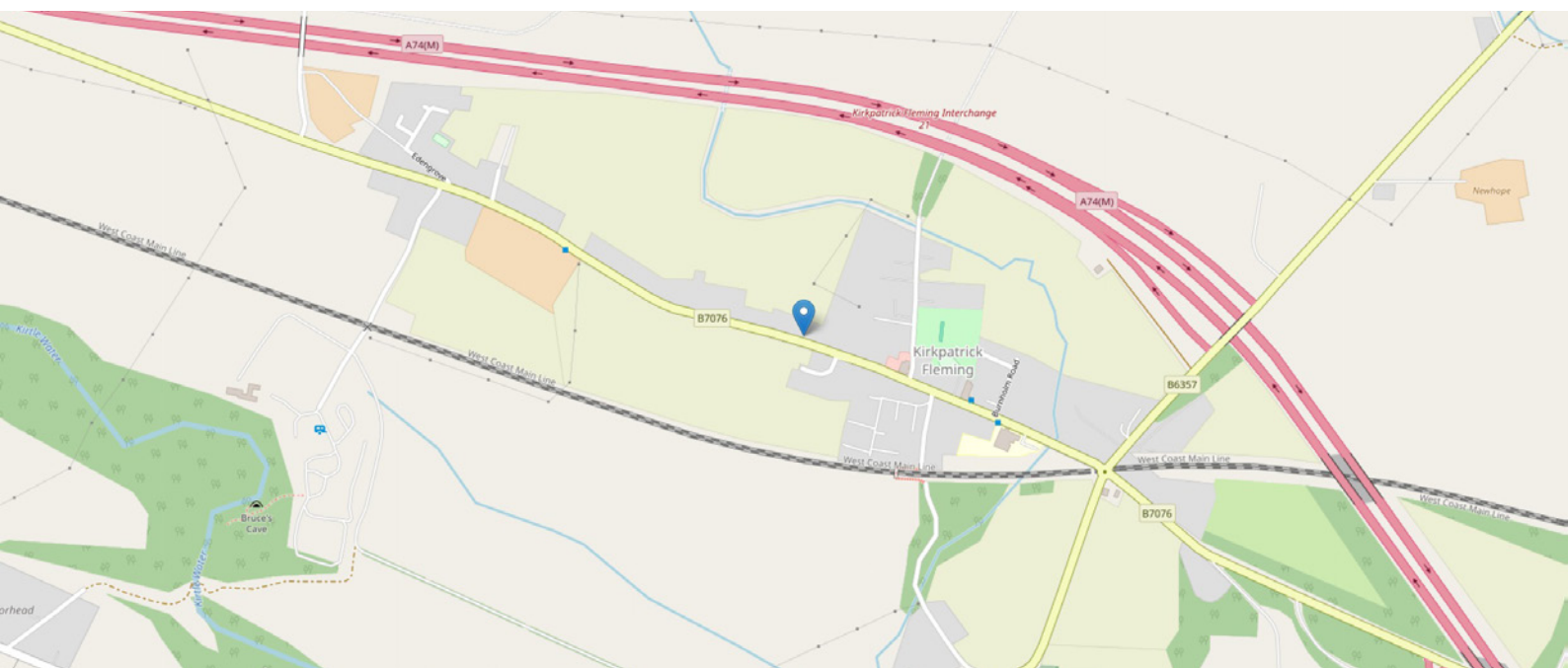


Approximate Dimensions (Taken from the widest point)

Lounge 5.75m (18'10") x 3.80m (12'6")  
Kitchen 4.75m (15'7") x 3.70m (12'2")  
Bathroom 2.50m (8'2") x 2.25m (7'5")

Bedroom 1 4.00m (13'1") x 3.60m (11'10")  
Bedroom 2 3.35m (11') x 3.30m (10'10")  
Bedroom 3 3.50m (11'6") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: E





# THE LOCATION

Situated in the picturesque village of Kirkpatrick Fleming, approximately ten miles from the town of Lockerbie, the property benefits from local amenities including a highly rated pub restaurant, and primary school.





Regular bus services provide convenient links to Lockerbie and Annan, where secondary schools and additional facilities are available. The property also enjoys easy access to the M74 motorway, facilitating seamless travel both north and south.



# McEwan Fraser Legal

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