

# The Lea, 16 Carlisle Road

LOCKERBIE, DUMFRIES AND GALLOWAY, DG11 2DN



*A charming 2 bed detached period bungalow, good condition, beautiful gardens with stunning open views*



01387 218 080



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal are delighted to offer to the market 'The Lea'. A charming two-bed detached period home built circa 1920 and set within the peaceful and popular town of Lockerbie. This lovely property is nestled within beautiful gardens and has stunning open views to the rear. Lovingly cared for with period features still intact, period homes such as these are becoming something of a rarity these days. This beautiful unspoilt example has been in the same family for the last 58 years, pointing to its unique appeal and captivating aesthetics which continue to delight all who grace its doorway.

# THE LOUNGE



This is the 'someday' type of home many people dream of owning, and the extensive gardens, a mix of landscaped cottage garden and wildflower wooded areas with established trees and shrubs that surround the property offer the perfect spot to relax and take things a little slower for once. The property oozes timeless period charm and offers a home that is not only extremely comfortable but very relaxing too. The lounge comprises a feature fireplace and a large bay window which creates a very bright and comfortable space. Period detailing is evident throughout and the generous dimensions offer a plethora of furniture configuration options.



# THE KITCHEN & UTILITY



The spacious kitchen/diner is finished in a range of units with a cooker and space for a dining table. The utility room offers the perfect solution to keep the washing out of sight and helps make washday a little more bearable.







On the ground floor, there are two double bedrooms in this lovely home, both are double aspect and therefore wonderfully bright, along with ample space for free-standing furniture. The shower room contains a toilet and sink and a standalone enclosure with an electric shower. The floored loft area offers tremendous potential (subject to planning approval) to create an extra bedroom and en-suite or home office.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





The outside space of this home also adds so much lifestyle value for the new owners. The stunning gardens are beautifully landscaped, from the sun patio the open views are incredible, for those who love to be close to nature it's perfect.

Central heating, double-glazing and newly fitted smoke detectors keep the home warm, comfortable, secure and safe. The gated driveway can cater for many vehicles.

Wildlife and many birds will regularly visit the garden. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching for attributes like authentic period design, flexible accommodation, set in a quaint friendly town, a stunning setting and an all-around great home, then this is it. Here's the chance to change to an altogether more relaxed pace of life.

Early viewing is highly recommended.

## THE GARDEN & VIEW

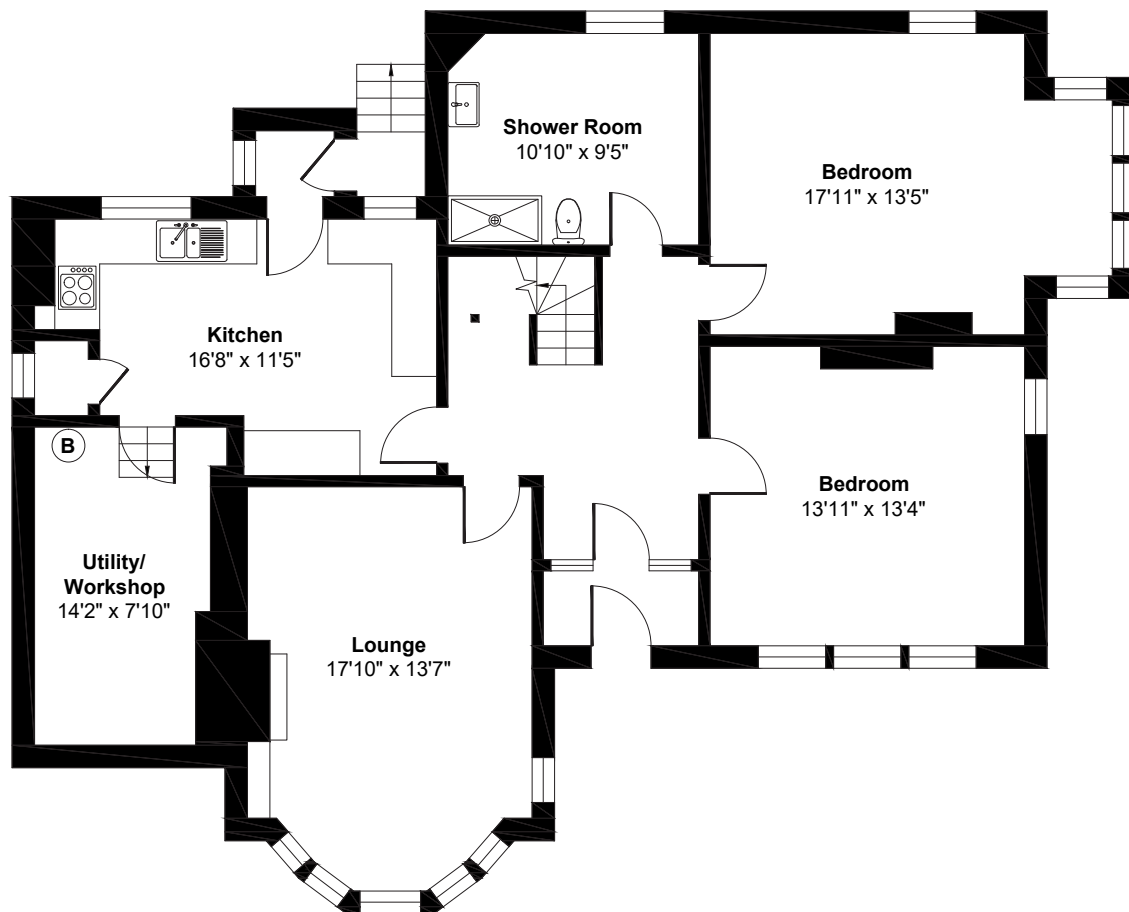








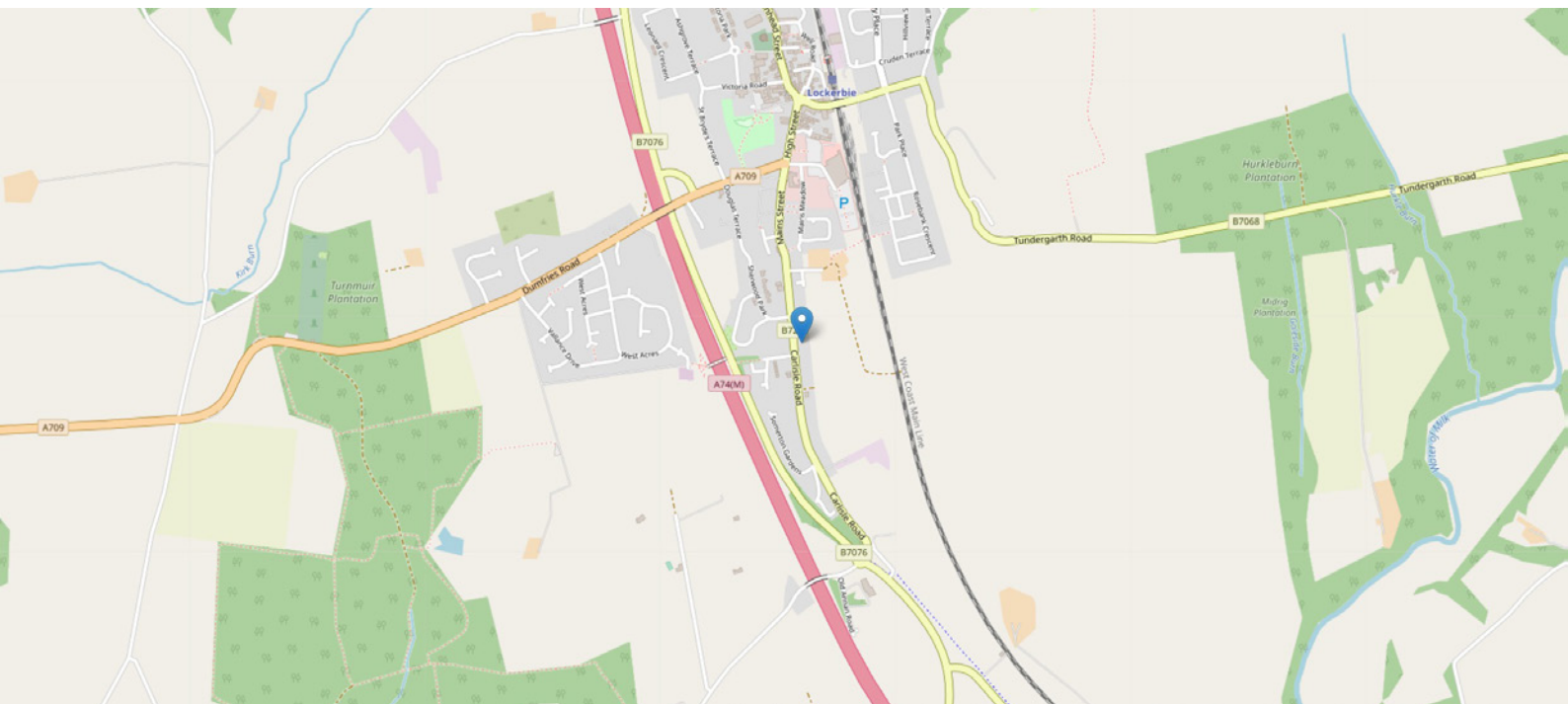
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Cooker, carpets and curtains will be included in the sale.





# THE LOCATION

Lockerbie town is served by several large supermarkets whilst also preserving a friendly market town feel with access to superb quality locally grown produce. Lockerbie has excellent schools, with higher education resources available in Dumfries, 12 miles to the West. Dumfries and Carlisle, 25 miles to the South, offer numerous high-quality shops and further cultural opportunities.



Lockerbie is a charming market town with a history dating back to the nearby Roman fort at Burnswark. Its name confirms a later Viking influence and in the 18th Century, it became a flourishing farming settlement and trading post between London and Glasgow. Its key role was further established by the building of the Carlisle to Glasgow road by Thomas Telford in 1816 (now the M74 motorway) and then the Caledonian railway in 1847 (now the main West coastline). To this day, Lockerbie remains an excellent base for reaching many areas in Scotland and North England, with Edinburgh, Glasgow and Newcastle and their airports all reachable within 90 minutes by road. There are excellent rail links from Lockerbie Train Station which is within easy walking distance from the house. Only 50 mins to central Edinburgh, as well as links to Glasgow and London further enhance Lockerbie as a thriving commuting base.

Lockerbie provides easy access to numerous outdoor pursuits including its own beautiful 18 hole golf course, with many more high-quality golf courses nearby. It has a world class ice rink for curling, skating and socialising. Lockerbie Manor outdoor bounds centre provides a wide range of activities including climbing, abseiling and archery. In Lochmaben, 4 miles to the West, there are three scenic lochs, offering first class opportunities for fishing, sailing and waterskiing. There are walks and mountain biking tracks of the highest standard nearby including those at Ae and Mabie forests and the Annandale way. For the more contemplative, there is the amazing Samye Ling Tibetan Buddhist Centre and grounds, 14 miles to the North. The beautiful beaches of the Solway Firth are a relaxing 30-minute drive away and the M74 gives easy access to the Lake District National Park 1 hour to the South, with world-beating mountain and lake vistas and associated activities.

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** Copyright of the House and Garden photographs, and the Floorplan, rests with James Crawford Photography. The copyright for all, graphics and written copy belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.