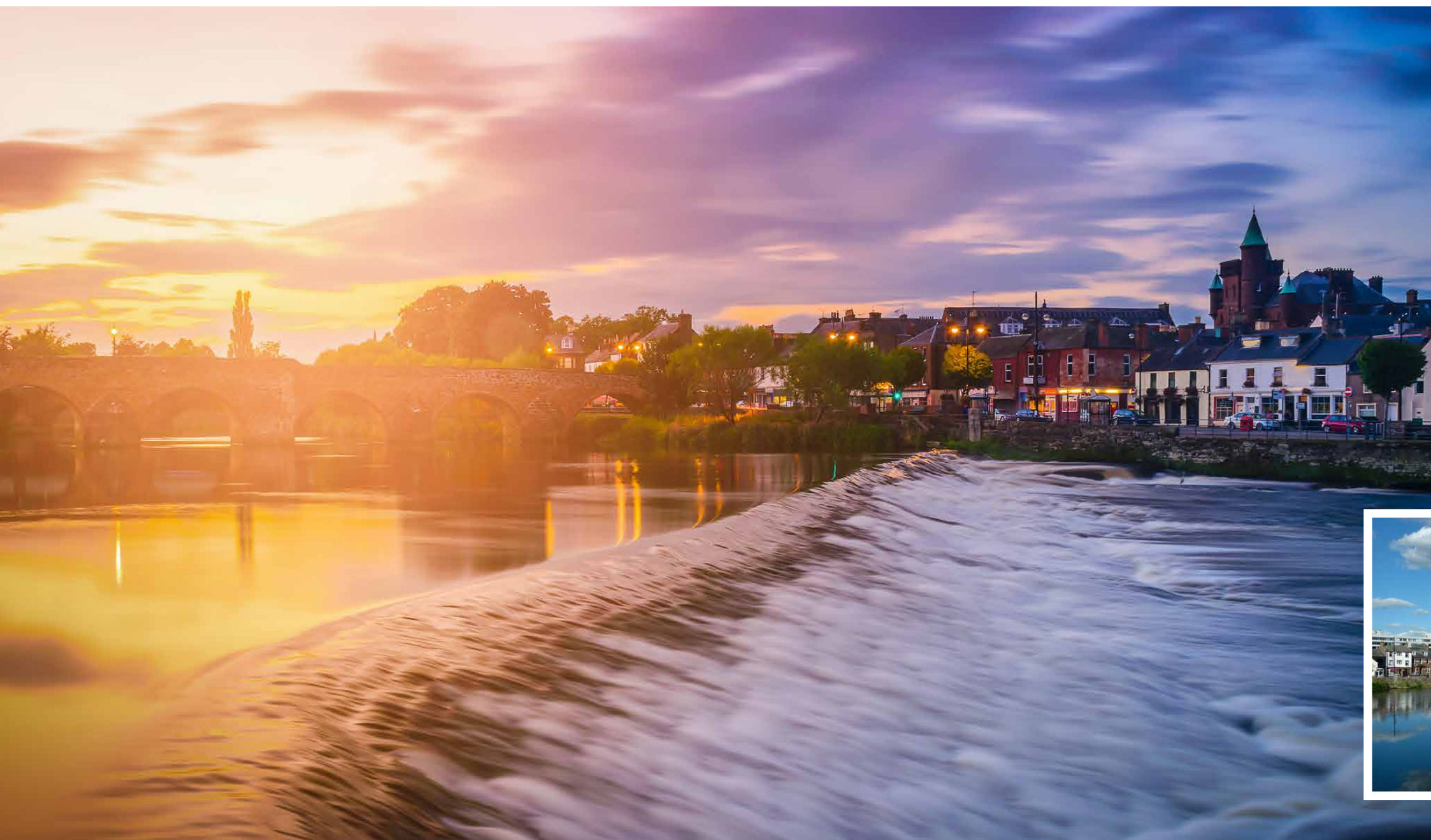


THE OLD WATER STATION

LOCHFOOT, DUMFRIES, DUMFRIES AND GALLOWAY, DG2 8NN


McEwan Fraser Legal
Solicitors & Estate Agents



Dumfries is located within the South-West of Scotland and is only some 30 miles from England. The rural village of Lochfoot encompasses all of the hallmarks of the inherently picturesque Scottish countryside, boasting remarkable views from the historic conversion. The lack of through traffic exacerbates the tranquillity of this desirable plot, making The Old Water Station an attractive prospect for families, business owners and investors alike.

Dumfries and Galloway is a county renowned for encapsulating the essence of the quintessential British outdoors. The Old Water Station is ideally located for those who enjoy taking in the fresh air and absorbing all that the unspoilt countryside has to offer. Advantageously, Lochfoot offers seamless access to Dumfries and various villages along the southern coastline of Dumfries and Galloway.

The market town of Dumfries is home to a variety of respected educational institutions, such as The University of the West of Scotland. Exceeding expectations when it comes to recreational pursuits, there are a plethora of sports clubs and leisure centres located throughout. Nature devotees may enjoy the popular Fountainbleau Ladypark nature reserve. For those who appreciate history, Robert Burns' House, Drumlanrig Castle and Dumfries Museum may be impelling options. Dumfries also houses a number of supermarkets, retail outlets and a shopping centre. Residents have the choice of a number of doctors' surgeries and The Old Water Station itself benefits from being a short 5-minute drive to the newly-built Dumfries and Galloway Royal Infirmary.

For those looking to travel afar, Dumfries Railway Station is located on the outskirts of the town centre.





CAERLAVEROCK CASTLE



THE OLD WATER STATION OCCUPIES AN ENVIABLE, LARGE PLOT AND IS LOCATED WITHIN THE RURAL DISTRICT OF LOCHFOOT, CONVENIENTLY LOCATED 3 MILES, OR LESS THAN A 10-MINUTE DRIVE TO DUMFRIES TOWN CENTRE.



An excellent opportunity has arisen to acquire this unique Water Station conversion, which is made up of "The Old Water Station" itself, along with two separate two storey annexes. The portfolio of properties makes for a wide range of exciting opportunities while being quietly located within the popular Dumfries district of Lochfoot. Viewing of these properties is highly recommended, particularly to appreciate the quality of finish carried out during the conversion.

THE OLD WATER STATION

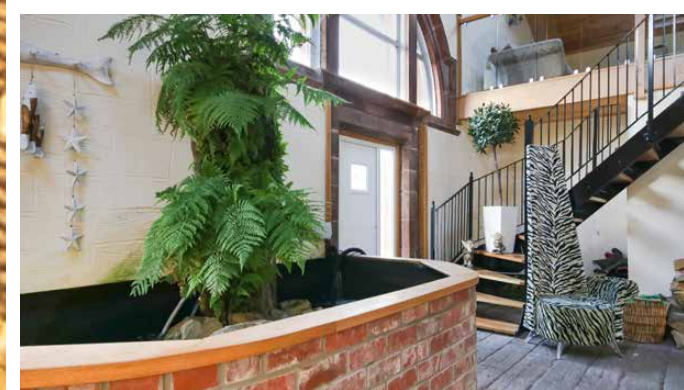
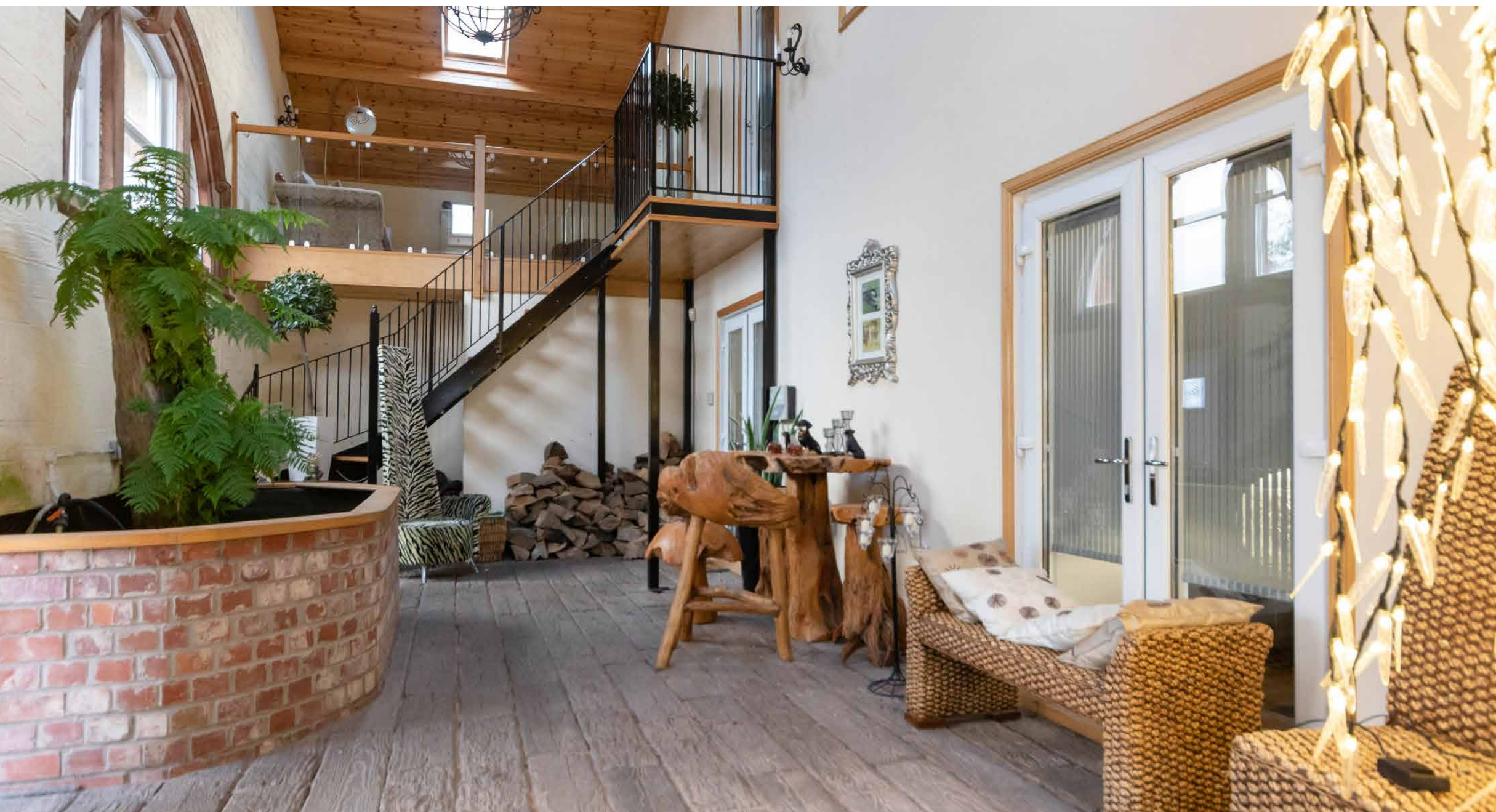
Ground Floor: dual aspect entrance orangery with a fully operational fish pond and a raised family room, forming a mezzanine level which is accessed by a feature staircase.

The dual aspect lounge with feature log burning stove and vertical radiators makes for an excellent social hub of the property, with the open plan

aspect leading into the kitchen/diner which is partially tiled, has an extractor hood and is well finished off with granite worktops. Further public rooms within the property include a bright and spacious snug with double electrical cupboard, a separate dining room and a home office. The spacious bedroom has a three-piece en-suite shower-room which benefits from a double shower cubicle, modern splash-back panelling and a chrome heated towel rail and the three-piece, fully tiled family bathroom has a stand-alone bathtub and a further chrome heated towel rail.

Other areas of the ground floor to note is the fully fitted, partially tiled utility room, which is accessed off the kitchen and has a two-piece, fully tiled WC.

Finally, direct access to the garden is provided within; entrance orangery, snug, home office, bedroom and utility room.









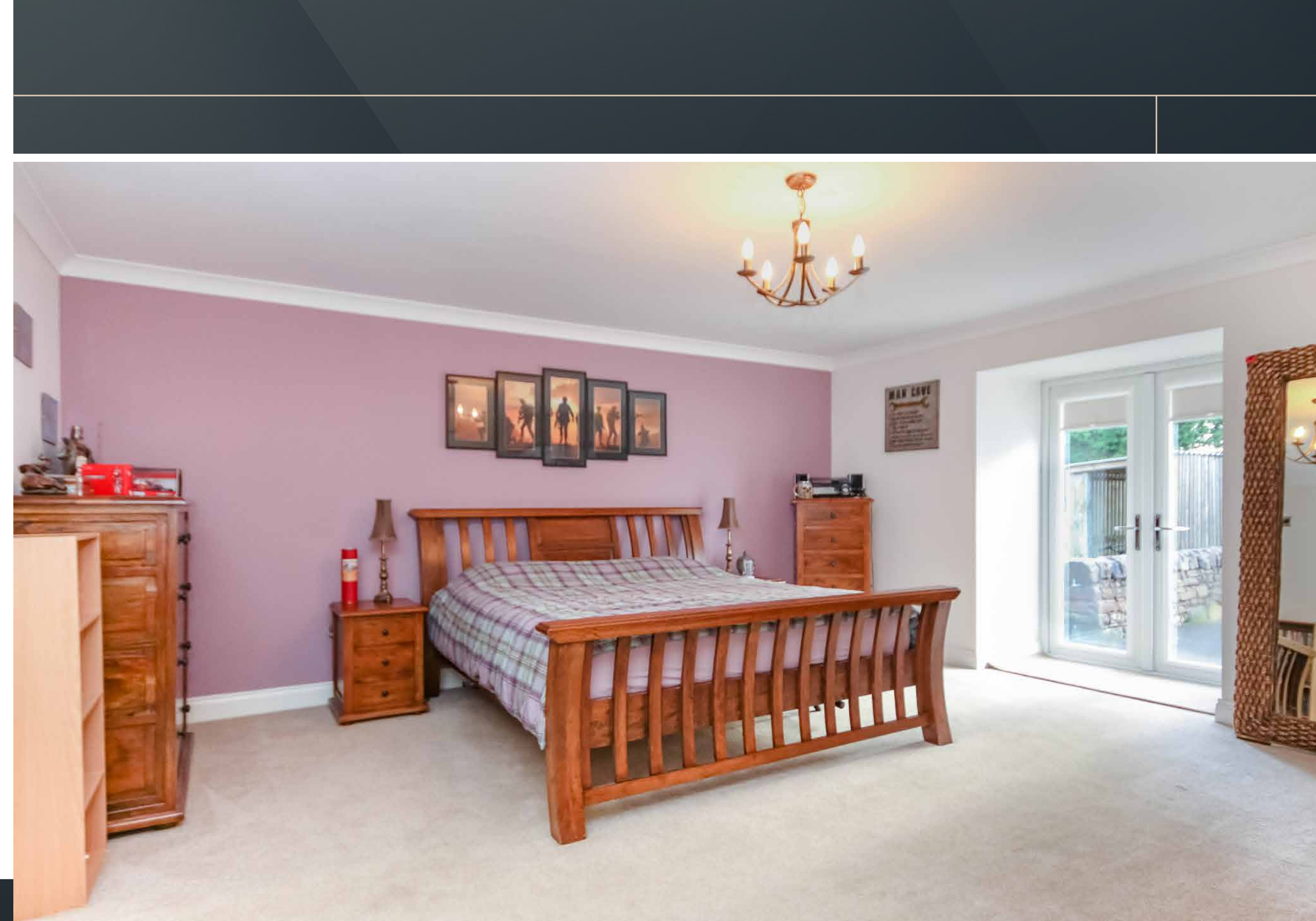


First Floor: landing which is accessed via a grand split staircase and features a storage cupboard and access into the eaves, which provide an opportunity for further conversion if desired.

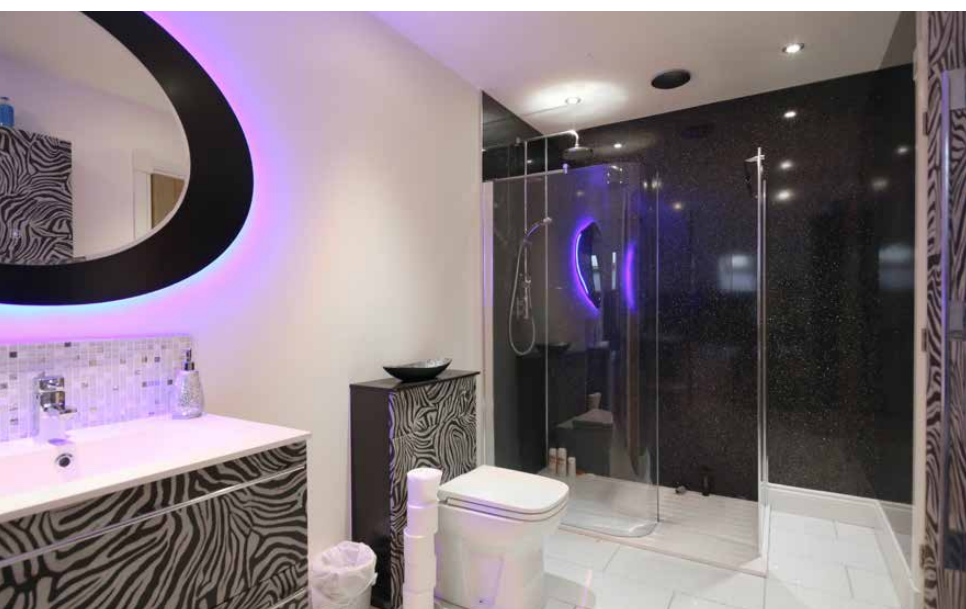
The master bedroom has two Velux windows, optional access to the mezzanine level and a walk-through dressing room, leading into the four-piece, partially tiled en-suite bathroom which benefits from a walk-in shower cubicle and a chrome heated towel rail.

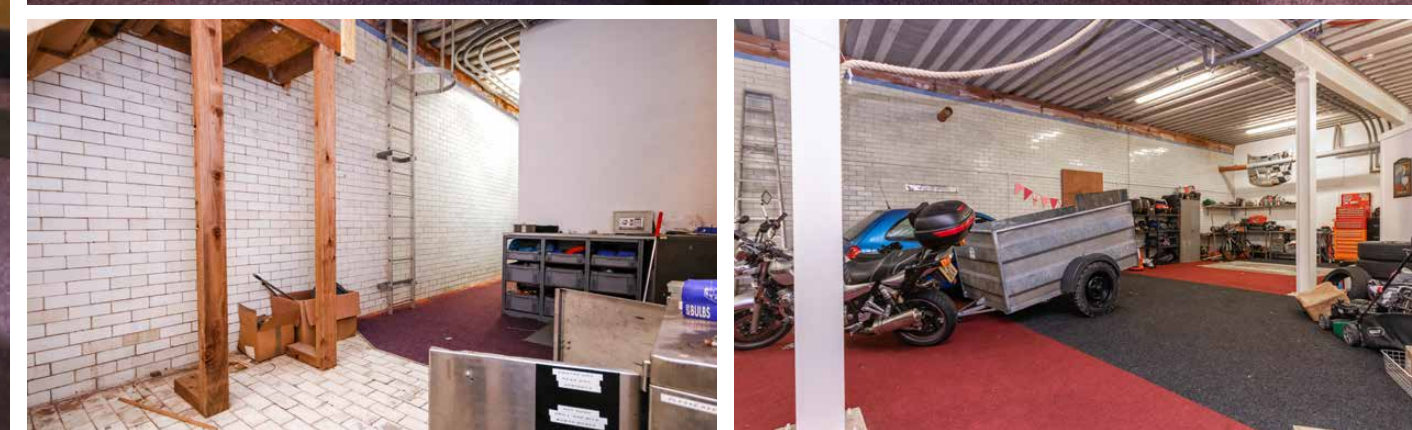
There are two further double bedrooms, one of which has a three-piece en-suite shower-room with walk-in shower cubicle, Velux window, splash-back panelling and a chrome heated towel rail.

Basement: used for a multitude of purposes, the garage, which is accessed via a stairway between the kitchen and the utility room, is currently used as part storage/part garage with an internal games room/bar. The conversion has been sympathetically carried out within this area of the property by retaining the original Water Station high ceilings, wall tiles and even the fitted vertical ladders.









APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT):

Basement

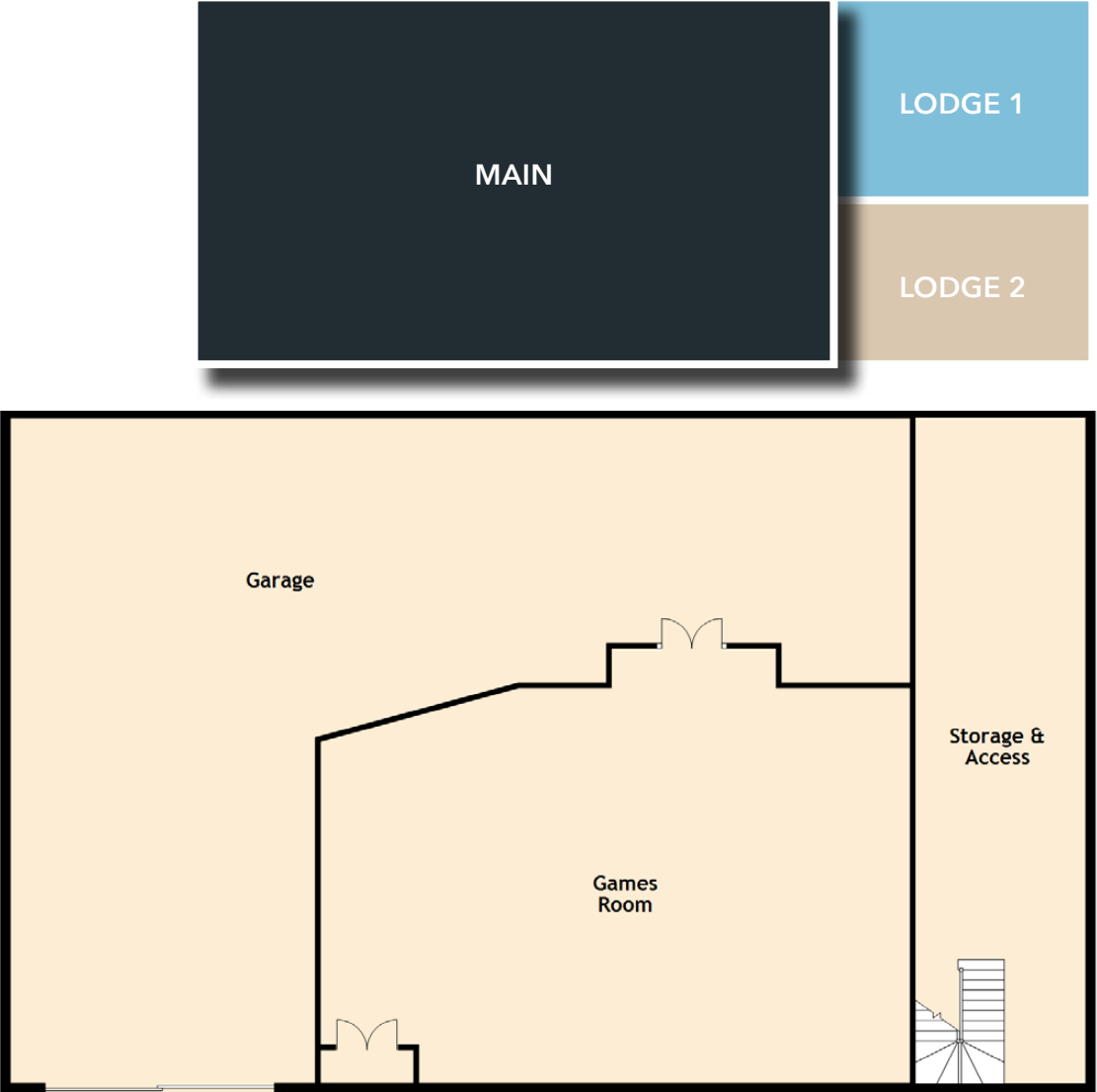
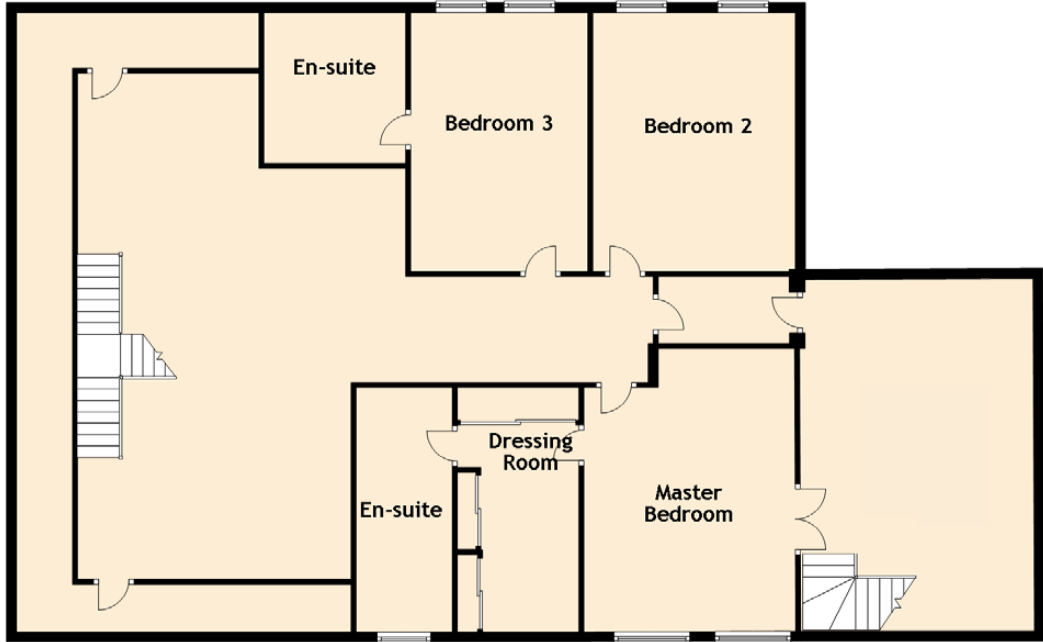
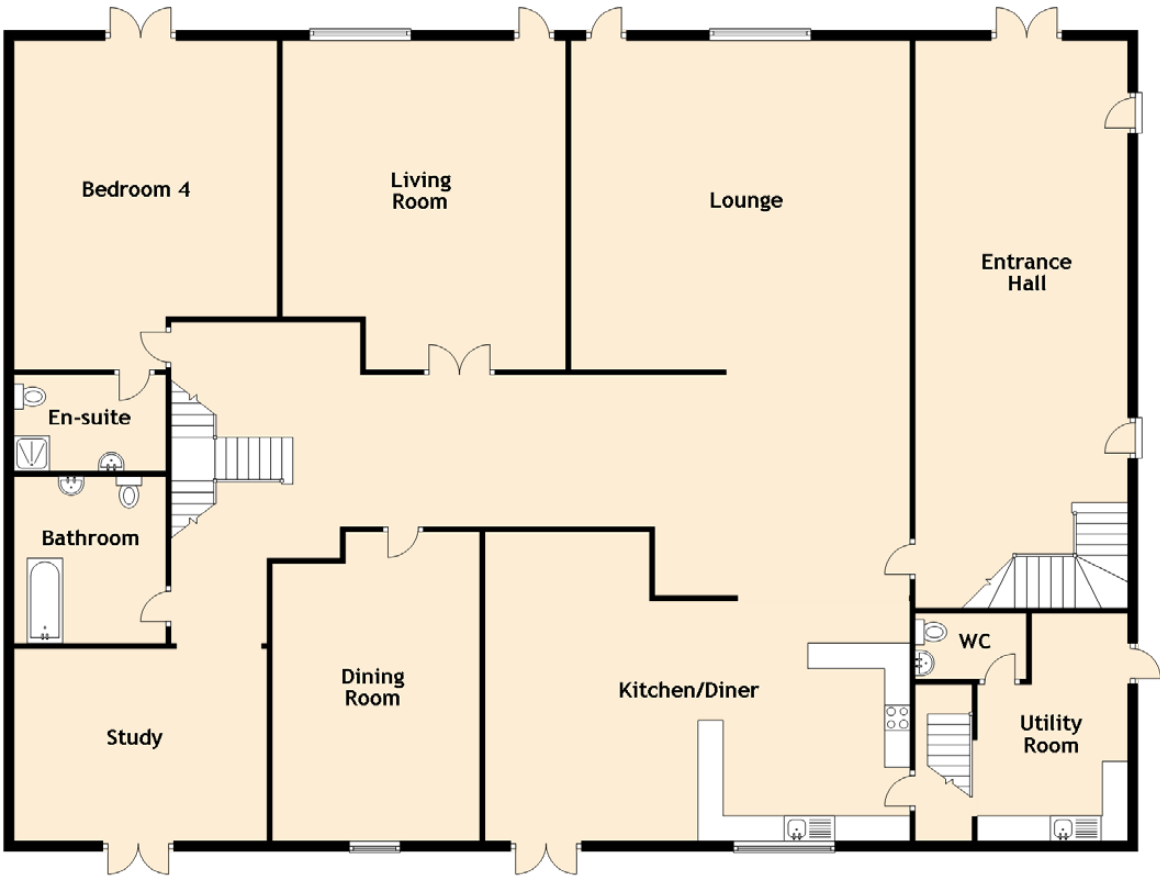
Garage	18.00m (59'1") x 13.40m (44')
Games Room	11.80m (38'9") x 7.90m (25'11")
Storage & Access	13.40m (44') x 3.40m (11'2")

Ground Floor

Entrance Hall	9.40m (30'10") x 4.20m (13'9")
Kitchen/Diner	8.40m (27'7") x 6.10m (20')
Lounge	6.50m (21'4") x 5.40m (17'9")
Living Room	6.20m (20'4") x 5.60m (18'4")
Dining Room	6.10m (20') x 4.10m (13'5")
Bedroom 4	6.20m (20'4") x 5.20m (17'1")
En-suite	3.00m (9'10") x 1.90m (6'3")
Bathroom	3.30m (10'10") x 3.00m (9'10")
Study	5.00m (16'5") x 3.80m (12'6")
WC	2.20m (7'3") x 1.30m (4'3")
Utility Room	4.10m (13'5") x 2.80m (9'2")

First Floor

Master Bedroom	5.60m (18'4") x 4.20m (13'9")
En-suite	5.60m (18'4") x 1.90m (6'3")
Dressing Room	5.00m (16'5") x 2.40m (7'10")
Bedroom 2	5.10m (16'9") x 4.00m (13'1")
Bedroom 3	5.10m (16'9") x 3.50m (11'6")
En-suite	3.00m (9'10") x 2.80m (9'2")





LODGE 1

Ground Floor: entrance hallway with a large feature window and vertical radiator, a bright and spacious lounge/diner with two further vertical radiators and access to the garden through double patio doors and a fully fitted, partially tiled kitchen which benefits from an integrated ceramic 4 hob, extractor hood, double oven/grill, fridge/freezer, microwave, under-unit lighting and an under-stair storage cupboard.

There is also a spacious double bedroom and a three-piece shower-room with modern splash-back panelling and a chrome heated towel rail.

First Floor: landing with an optional study or dressing area, master bedroom with three Velux windows and a walk-through dressing room and a further double bedroom with vertical radiators and access to the eaves, allowing for additional storage space.

Finally, there is a three-piece bathroom, which benefits from a stand-alone bathtub with hand-held shower, further splash-back panelling and a chrome heated towel rail.





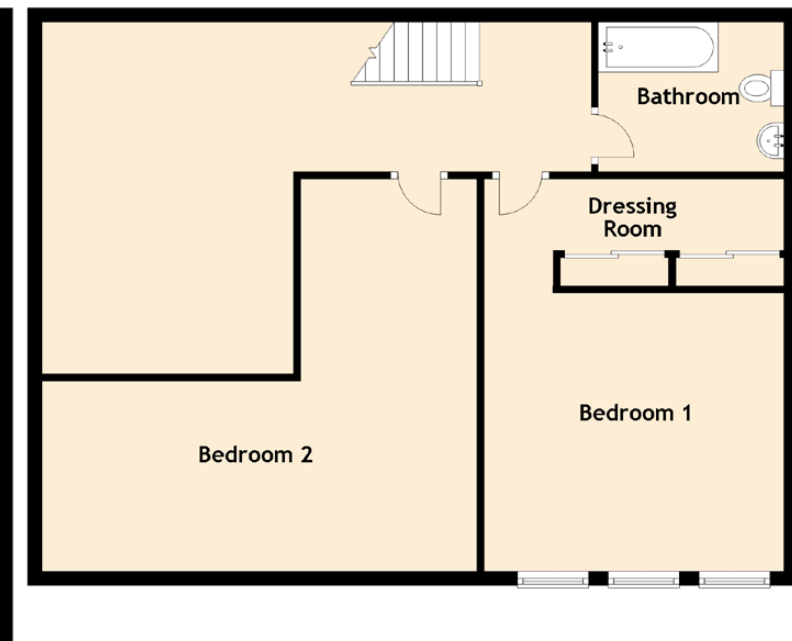
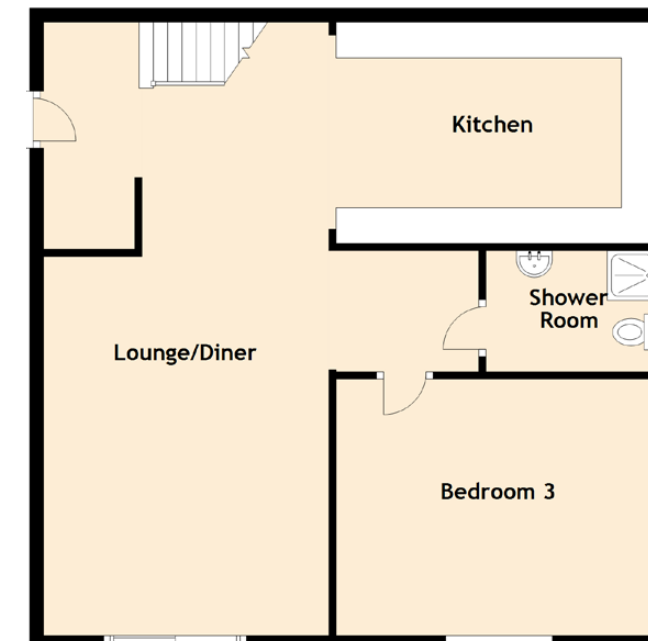
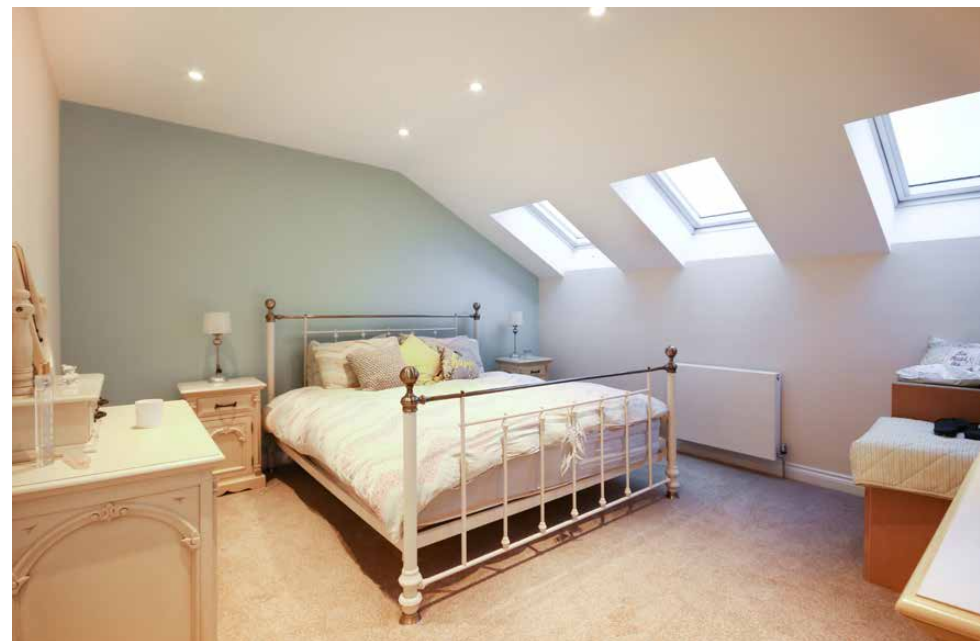
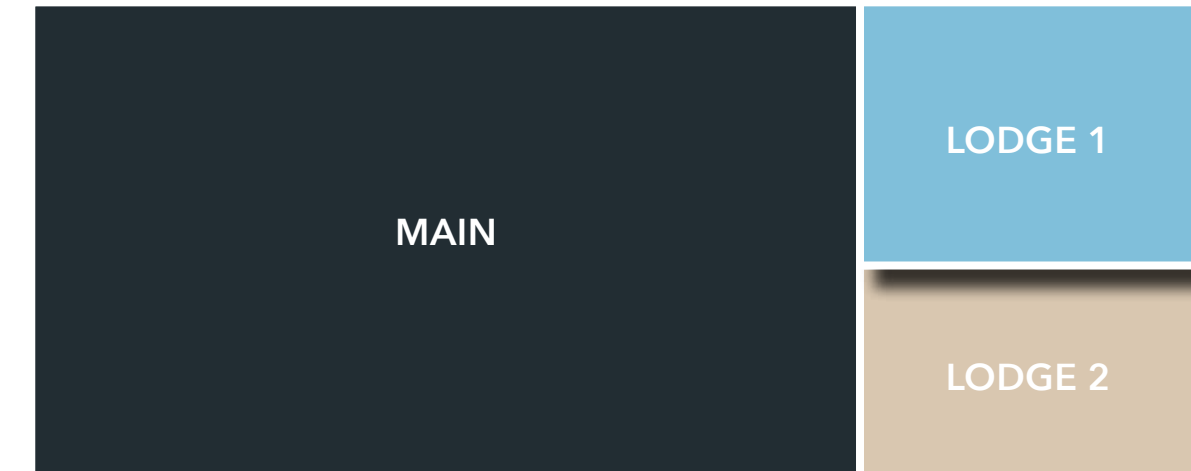


Ground Floor

Lounge/Diner	8.30m (27'3") x 4.00m (13'1")
Kitchen	4.50m (14'9") x 3.10m (10'2")
Bedroom 3	4.50m (14'9") x 3.60m (11'10")
Shower Room	2.40m (7'10") x 1.70m (5'7")

First Floor

Bedroom 1	4.20m (13'9") x 3.90m (12'10")
Dressing Room	4.20m (13'9") x 1.50m (4'11")
Bedroom 2	6.10m (20') x 5.60m (18'4")
Bathroom	2.60m (8'6") x 2.10m (6'11")





LODGE 2

Ground Floor: an open plan, partially tiled kitchen/diner which benefits from an integrated ceramic 4 hob/oven, double oven/grill, fridge/freezer and microwave.

First Floor: a bright and spacious lounge with two Velux windows and access to the eaves, providing additional storage space and a spacious double bedroom.

These properties all benefit from; oil fuelled central heating system, full double glazing and private garden grounds surrounding the property, including a stone-built summer house. Secure off-street parking need not be an issue with the driveway, with gated entry, providing more than adequate space for up to twenty cars, while the garage also provides space for up to a further ten cars.

This portfolio is held on one sole title. However, the current owners are open to the possibility of splitting the title at point of settlement, into three individual titles if this was to be the preferred route of purchase.



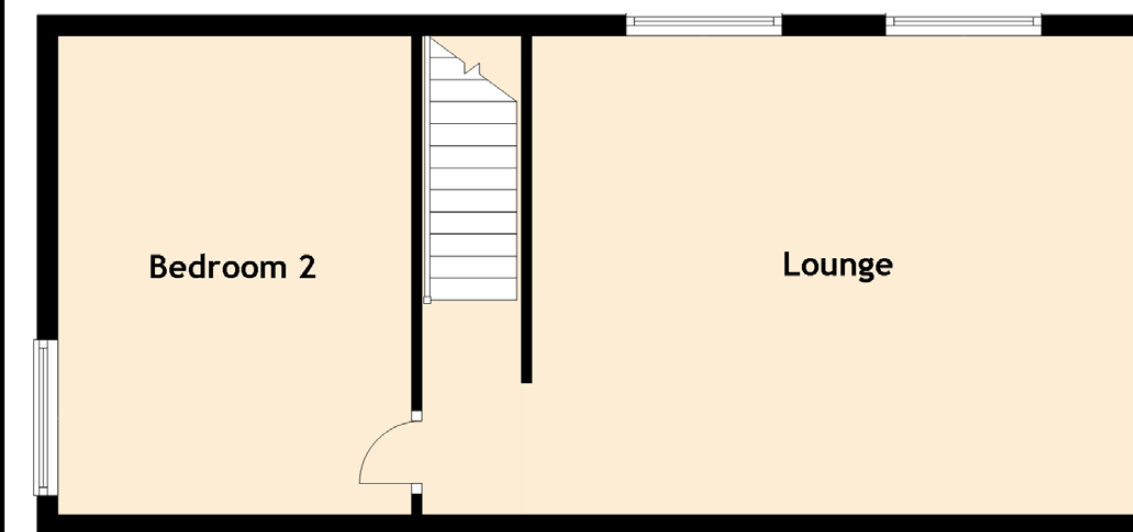
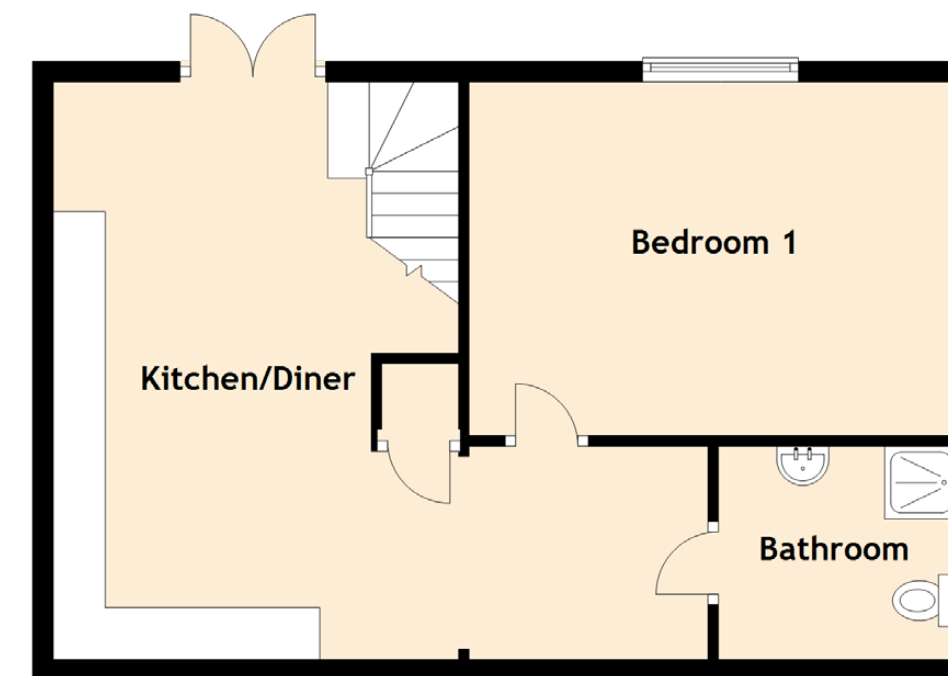
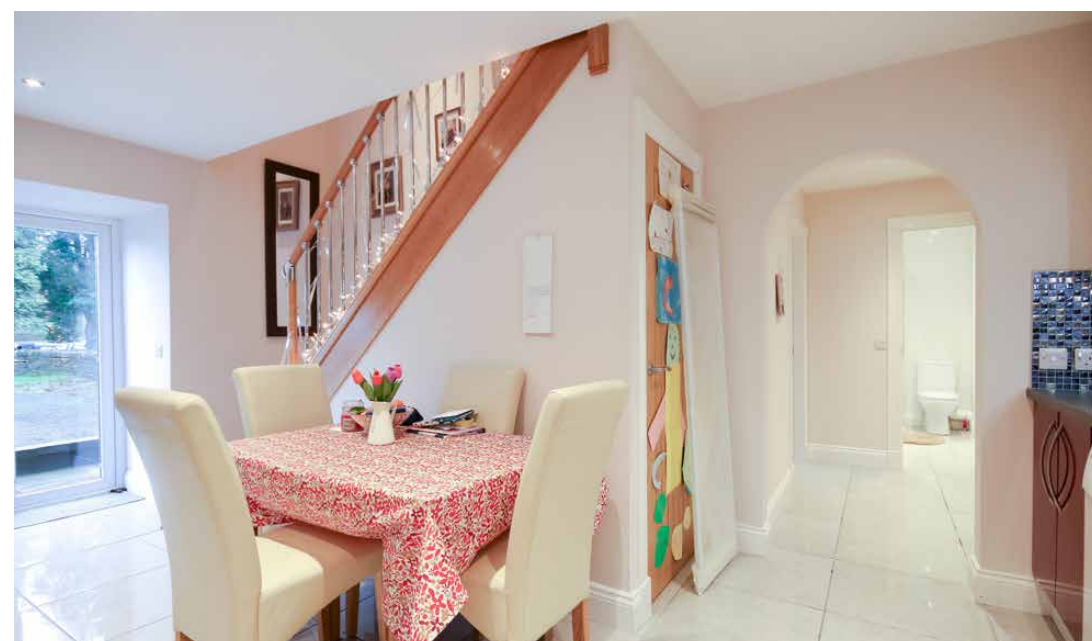


Ground Floor

Kitchen/Diner 5.90m (19'4") x 3.90m (12'10")
 Bedroom 1 4.70m (15'5") x 3.40m (11'2")
 Bathroom 2.30m (7'7") x 1.70m (5'7")

First Floor

Bedroom 2 4.60m (15'1") x 3.40m (11'2")
 Lounge 5.80m (19') x 5.00m (16'5")





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