

7 Alexandra Meadows

LOCKERBIE, DUMFRIES AND GALLOWAY, DG11 2SA



RARELY AVAILABLE FOUR-BED DETACHED FAMILY HOME, NESTLED BEAUTIFULLY IN A QUIET RESIDENTIAL AREA



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McEwan Fraser Legal are delighted to offer to the market this rarely available four-bed detached family home, nestled beautifully in a quiet residential area, within the peaceful and popular town of Lockerbie. This lovely home presents a great opportunity for any family to enjoy a spacious family home, with a good-sized garden and a garage.

The lounge through diner is a generous size, with plenty of options for furniture layouts and a large window at one end, which helps create a very bright and comfortable space, and at the other, French Doors leading out nicely to the sun patio and private garden space.





The kitchen is finished in a range of units, with a gas oven and hob, along with ample space for a free-standing washing machine, dishwasher and fridge freezer. There's also plenty of space for the dining table. The utility room is adjacent to the kitchen.









There are four spacious bedrooms, bedrooms 1&2 have built-in wardrobes, all with ample space for free-standing furniture and an en-suite off the master bedroom. The family bathroom has a white suite, with a shower over the P-shaped bath. Gas central heating and double-glazing keep the home warm and comfortable.







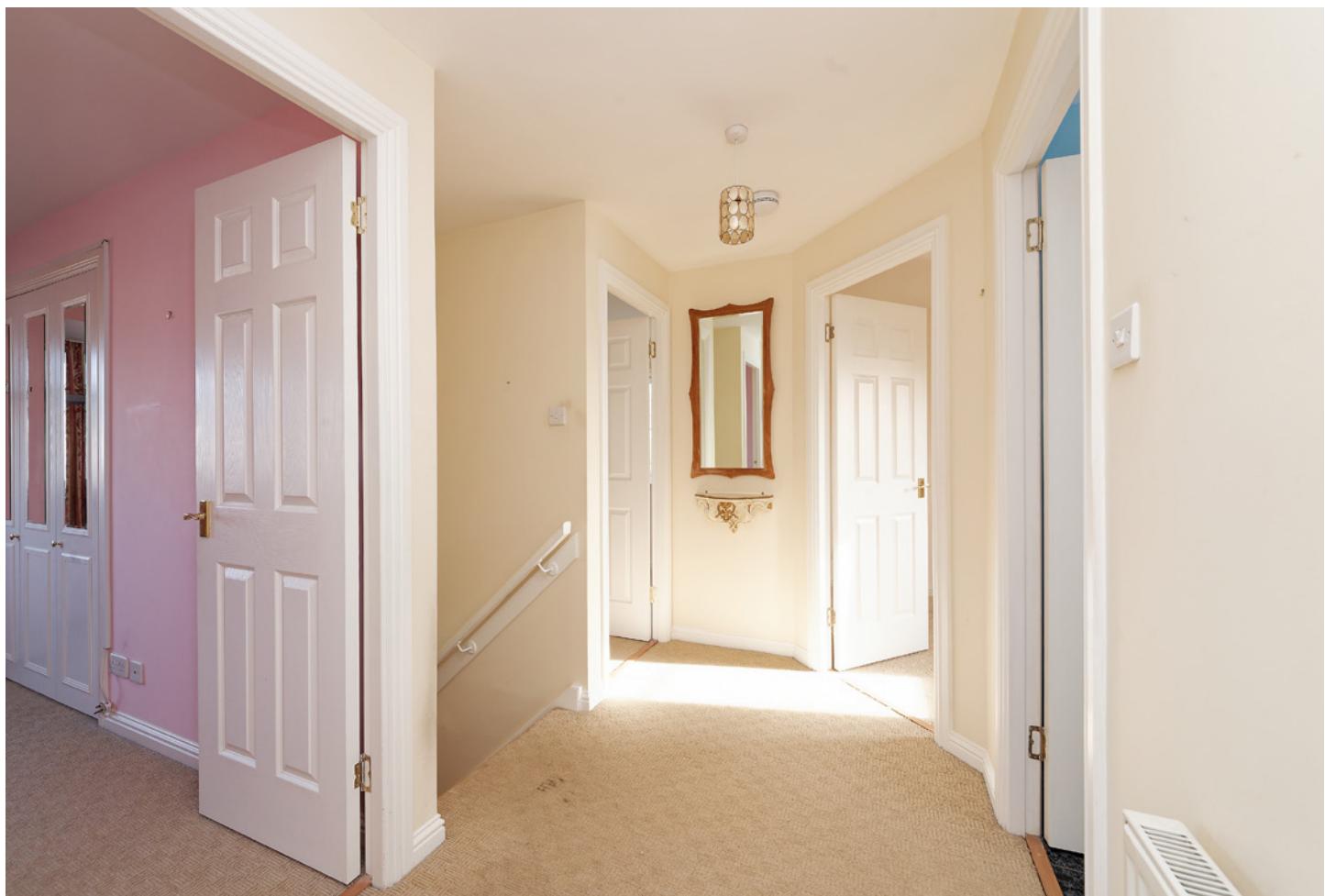
Bedroom 2

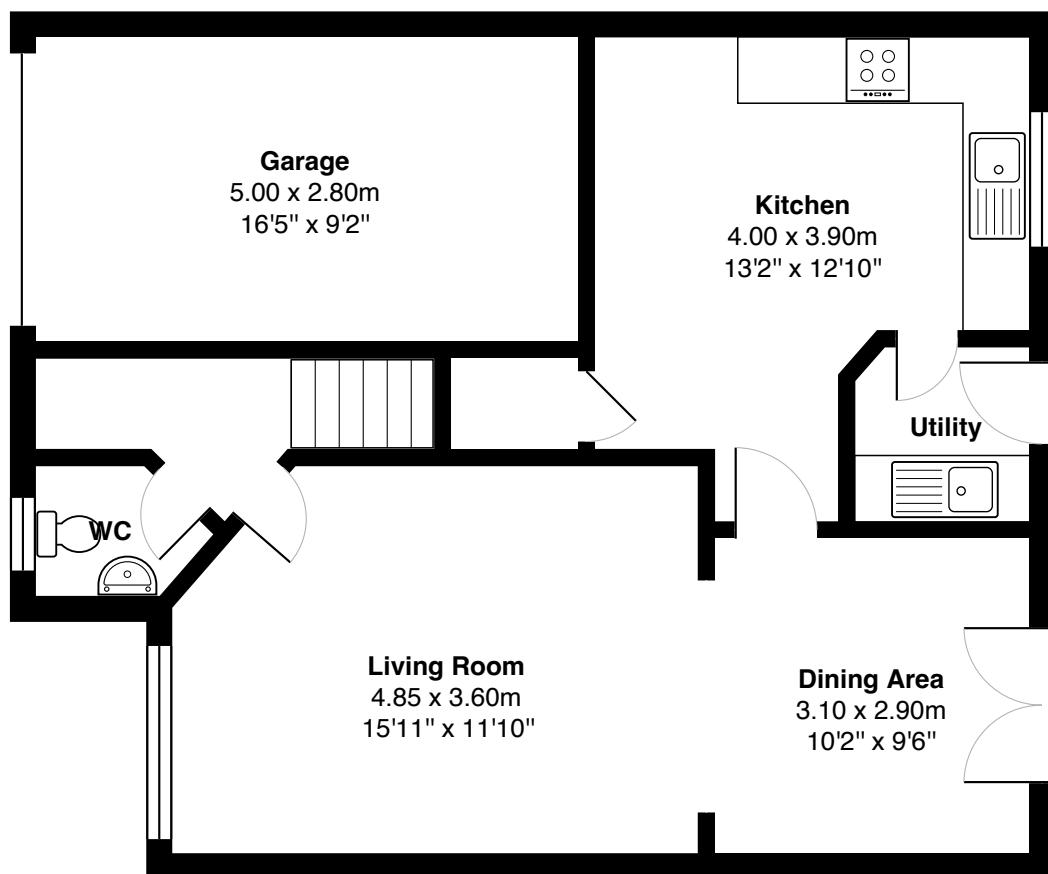
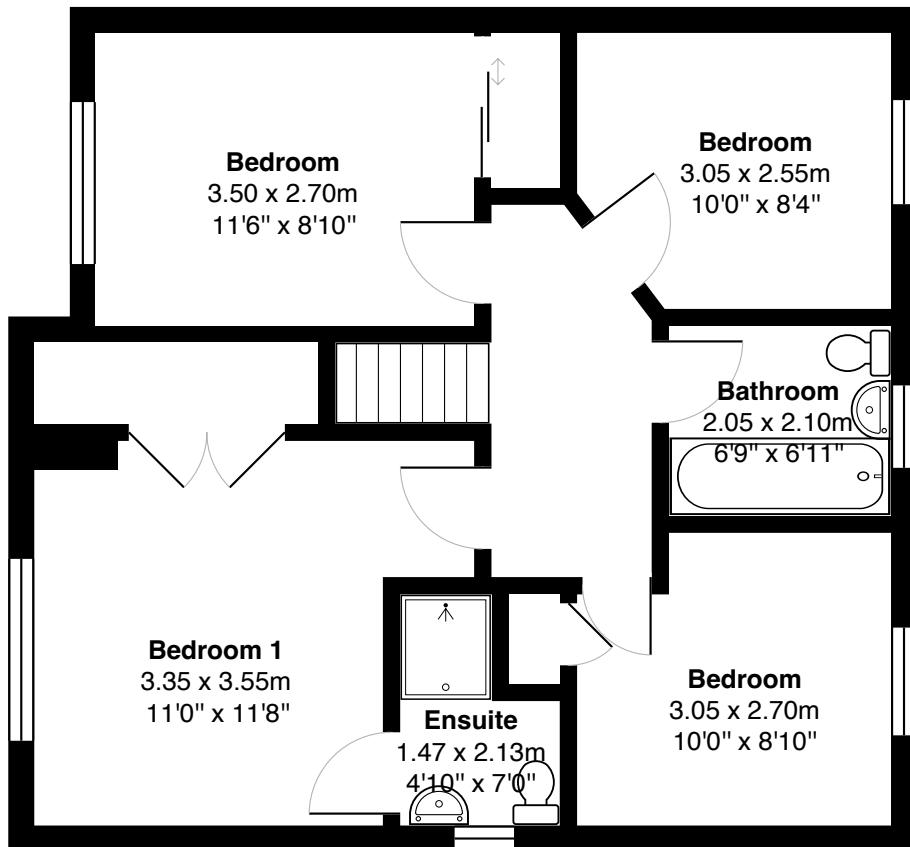


Bedroom 3

Bedroom 4







Gross internal floor area (m²): 110m²

EPC Rating: C

Floor Plan

The outside space of this home also adds so much lifestyle value for the new owners. The generous gardens are simply landscaped with shrubs and a lawn, with space to relax on the sun-patio. The property also benefits from a garage and a driveway.

Some properties tick many boxes, and this is one of them. If you are searching for a family home with spacious accommodation, set in a quiet and friendly town, then this may be it. Early viewing is highly recommended.



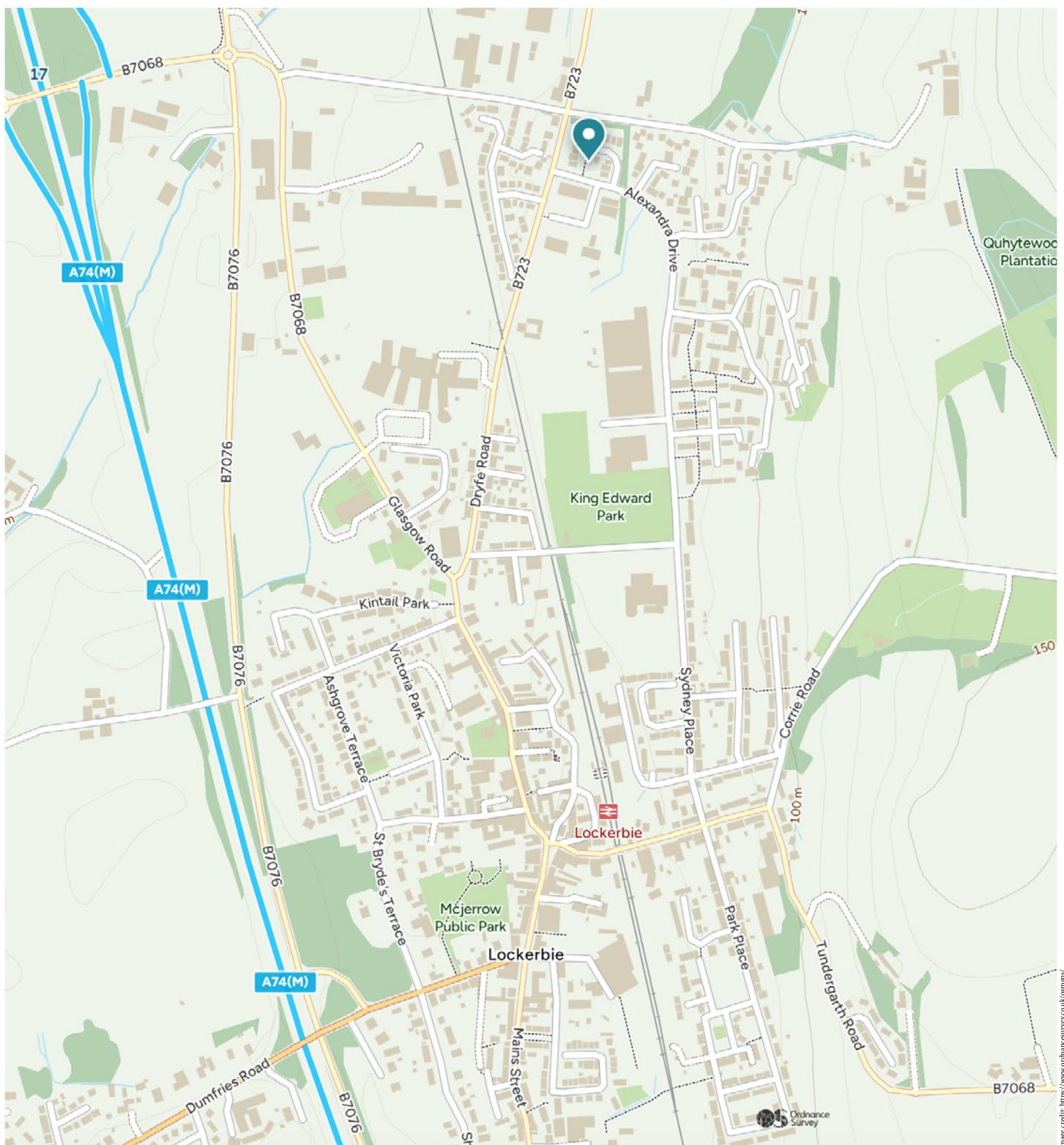


Lockerbie is a historic market town served by several large supermarkets, while retaining a friendly character with access to high-quality local produce. It has excellent schools, with higher education and cultural amenities available in Dumfries (12 miles west) and Carlisle (25 miles south).

The town's strategic location was established by Thomas Telford's Carlisle–Glasgow road (now the M74) and the Caledonian Railway (now the West Coast Main Line). Today, Edinburgh, Glasgow, and Newcastle are within 90 minutes by road. Lockerbie Train Station, within walking distance, provides excellent rail links, Edinburgh in just 50 minutes, supporting its role as a commuter base.

Outdoor pursuits include an 18-hole golf course, a world-class ice rink for curling and skating, and Lockerbie Manor for climbing and archery. Nearby Lochmaben offers fishing, sailing, and waterskiing on scenic lochs. There are walking and mountain biking trails at Ae and Mabie Forests. The Solway Firth beaches are a 30-minute drive, and the Lake District National Park is one hour south via the M74.

The Location



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