



*A CHARMING 3 BED DETACHED PERIOD PROPERTY,  
IMMACULATE CONDITION, IDYLIC LOCATION*



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McEwan Fraser Legal are delighted to offer 'Burnside' to the market. This charming 3 bed detached period home is set within the peaceful and charming village of Waterbeck with breathtaking views all around it. Lovingly upgraded by the current owners to an immaculate standard, no expense has been spared in the creation of what can only be described as a captivating home in an exceptional location.

This is the 'someday' type of home many people dream of owning, and the immaculately landscaped gardens 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 due to the many upgrades lavished upon it, now offers a home that is not only extremely comfortable but very relaxing too. The accommodation comprises a very bright and comfortable lounge containing a feature fireplace, with period detailing throughout and generous dimensions which offer a plethora of furniture configuration options.

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# The Lounge





The dining room is very adaptable and offers room for more formal dining occasions with friends and family. The beautiful shaker style kitchen is finished in a range of units in a soft pastel shade with a stunning range, an integrated fridge freezer, dishwasher and a very handy island unit. It's the perfect space for any chef to serve up a marvellous meal. The island unit is ideal for convenience or it provides the perfect place just to sit and enjoy a coffee for ten minutes.











## Sun Room

Without a doubt, one of the crowning glories of this magnificent home is the recent addition of a striking sun room. The light pours in and the warm and relaxing space will be hard to resist even when the weather outside isn't ideal.





# The Bedrooms



There are three bedrooms in this home, all bright with ample space for free-standing furniture and built-in storage.





The downstairs shower room is beautifully tiled and finished as a wet room for ultimate convenience. The period theme is striking and the mains shower ensures an endless supply of hot water. The spacious family bathroom has a three-piece suite with a hand-held shower over the bath and period tiling.

The utility room offers the perfect solution to keep the washing out of sight and helps make washday's a little more bearable.









The outside space of this home also adds so much lifestyle value for the new owners. The stunning garden is sizeable and beautifully landscaped, from the sun patio to the sun-house, the greenhouse to the shed or the outside store it all offers so much for those who love to be close to nature or to tinker.

Central heating, solar panels and double-glazing keep the home warm, comfortable and energy-efficient. The driveway can cater for many vehicles.



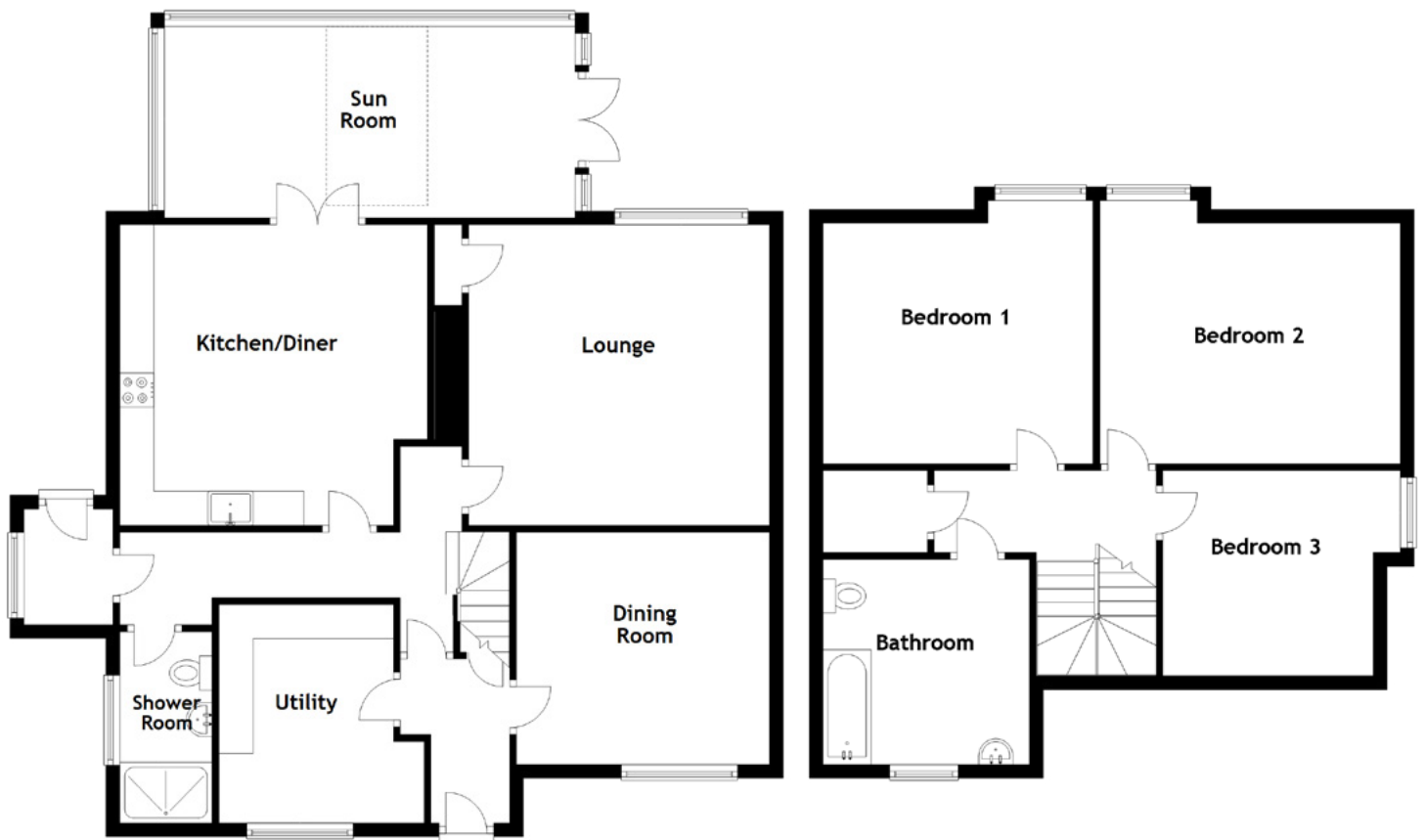


Wildlife and many birds will regularly visit the garden. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching for attributes like authentic period design, with modern spacious and flexible accommodation, set in a quaint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

Early viewing is recommended.

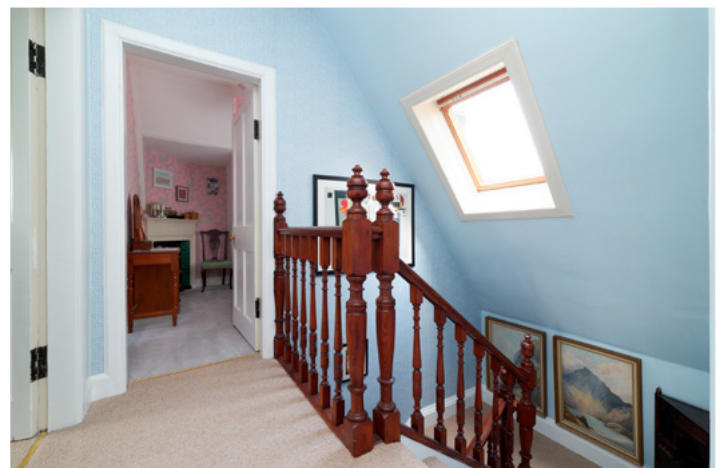
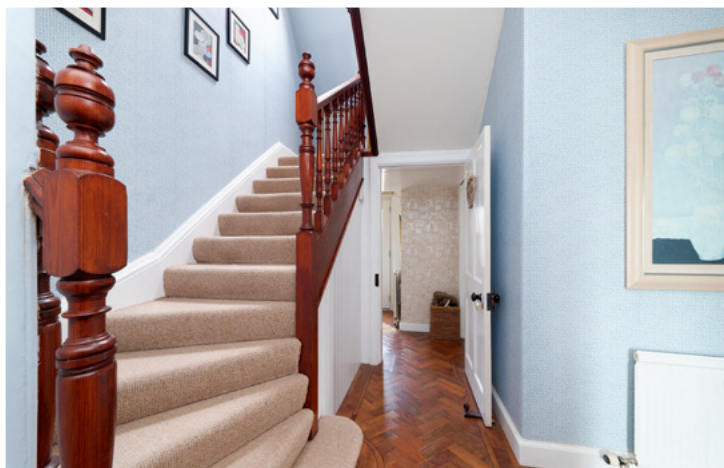






Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.40m (14'5")	Bedroom 2	4.40m (14'5") x 3.95m (13')
Kitchen/Diner	4.50m (14'9") x 4.20m (13'9")	Bedroom 3	3.38m (11'5") x 3.00m (9'10")
Dining Room	3.70m (12'2") x 3.40m (11'2")	Bathroom	3.00m (9'10") x 2.85m (9'4")
Sun Room	6.00m (19'8") x 2.80m (9'2")		
Utility	3.35m (11') x 2.55m (8'4")	Gross internal floor area (m <sup>2</sup> ): 149m <sup>2</sup>	
Shower Room	2.80m (9'2") x 1.35m (4'5")	EPC Rating: F	
Bedroom 1	3.95m (13') x 3.80m (12'6")		







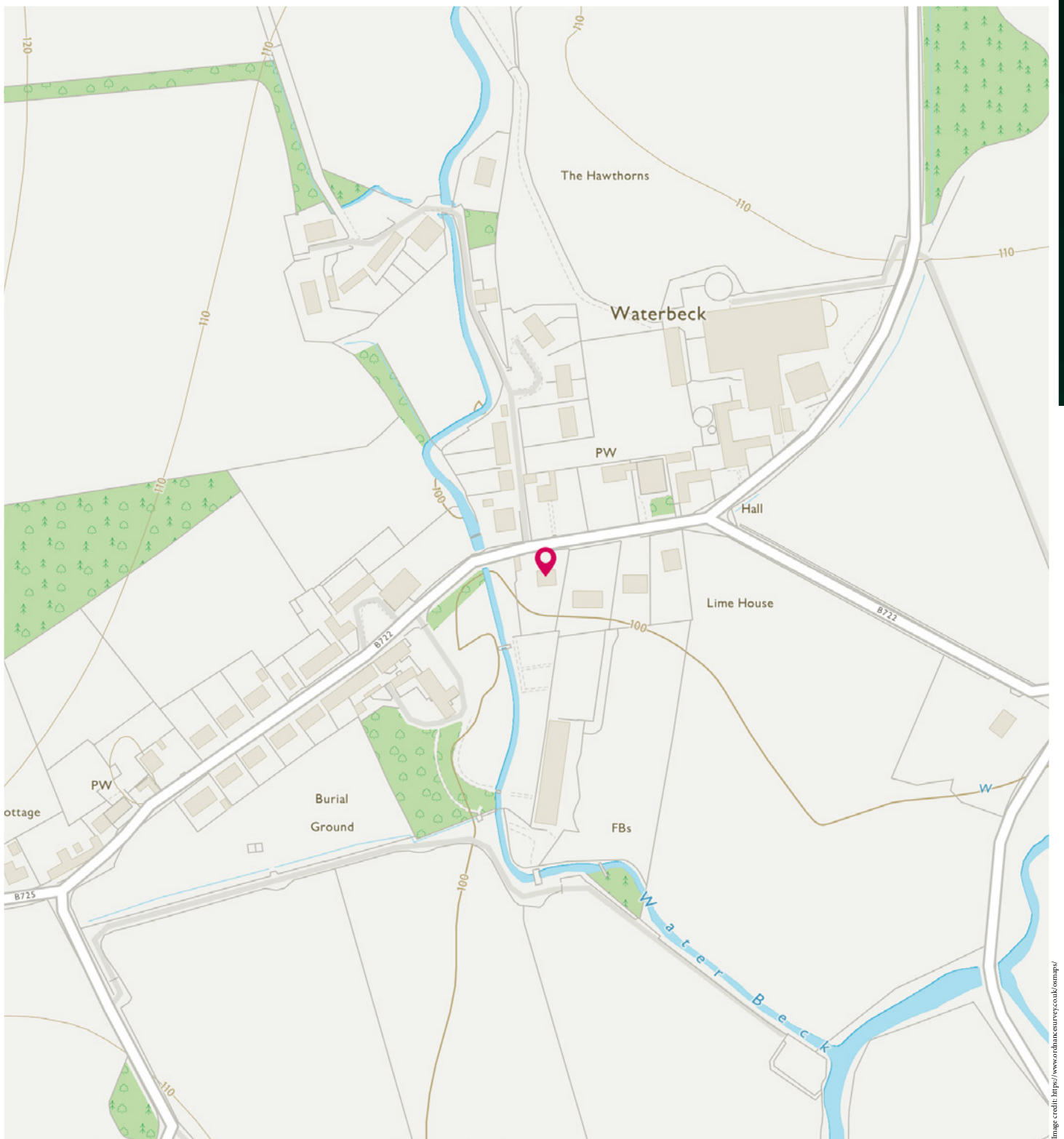
## The Location

This beautiful property is situated in the charming and tranquil village of Waterbeck near Lockerbie. Lockerbie itself is a thriving market town and the first large town north of the Scottish Border with easy accessibility to the M74 motorway and national rail routes. Although a peaceful, rural location, it is also an ideal central location for access to the rest of the country.

Situated within beautiful countryside, Lockerbie offers a variety of sports such as fishing, walking, cycling and horse riding. The town also has an 18-hole golf course, bowling green, ice rink, squash courts as well as very highly regarded Primary and Secondary schools.







# McEwan Fraser Legal

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