



THE BEECHES

Langholm Road, Lockerbie, DG11 2PH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

THE BEECHES

Langholm Road, Lockerbie, DG11 2PH

Dumfries 13 miles, Carlisle 29 miles, Glasgow 72 Miles, Edinburgh 74 Miles

MODERN IMMACULATELY PRESENTED DETACHED PROPERTY SITUATED ON AN ELEVATED SITE WITH FAR REACHING VIEWS ACROSS LOCKERBIE AND THE SURROUNDING COUNTRYSIDE

- MODERNISED DETACHED THREE BEDROOM DWELLING
- GARDEN GROUNDS TO THE FRONT AND REAR
- DETACHED SINGLE GARAGE
- RECENTLY TARMACKED DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- EPC – C 69

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Steve Williams
McJerro & Stevenson
55 High Street
Lockerbie
DG11 2JJ
Tel: 01576 202123



THREAVE RURAL

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SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

The Beeches is located just on the outskirts of the busy market town of Lockerbie. This beautifully presented dwelling is in walk-in condition having been modernised over the years by the current owners, incorporating all features for modern family day living. The property has a warm contemporary feel and has been cleverly thought out with time and attention given to the finer details. The property is situated on an elevated site and offers open views over Lockerbie and the surrounding countryside.

Local services are found within the busy market town of Lockerbie, which offers all essential services with a comprehensive range of leisure facilities, a modern health centre, a wide range of professional services as well as two national supermarkets. Both primary and secondary schooling are highly rated and available within the town. The nearby town of Dumfries offers a wide range of further education choices with the Crichton University Campus.

The Beeches boasts excellent communication and commuting links with both Glasgow and Edinburgh a little over an hour's drive north, with the M74 adjoining the M6 at Gretna, offering easy commuting both north and south. There is a main line railway station at Lockerbie, which runs a full timetable of services both north and south.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses. Equestrian activities are a feature of the area, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

The Beeches is situated on the periphery of Lockerbie, as indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for The Beeches are sought in excess of: £250,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

The Beeches is of modern construction rendered under a slated roof. The dwelling occupies a semi-rural countryside location and benefits from quality finishes such as Karndean flooring, solid oak flooring and oak internal doors. The whole property is presented to a very high standard with immaculate décor throughout. A large area to the side of the property has recently been tarmacked providing parking for several vehicles.

The accommodation is arranged over two floors and in more detail briefly comprises:



- **Utility Room**
Karndean flooring, range of fitted floor and wall units, plumbed for automatic washing machine, window to the rear.
- **Kitchen**
Karndean flooring, white oak floor and wall units, built-in electric hob and oven with extractor fan, double sink and drainer, modern rinsing tap, integrated dishwasher and fridge freezer.
- **Central Hallway**
Solid oak flooring with oak staircase, double built-in cupboards with hanging space and shelving.
- **Sun Room**
Off the central hallway with large picture window to the front & side along with two velux windows & door to outside.





- **Sitting Room**

Large double aspect windows, 5kw multi-fuel stove set in feature fireplace.



- **Double Bedroom 1**

Large window to the front, double built-in wardrobes.

- **Double Bedroom 2**

With window to the rear, double built-in wardrobes.

- **Shower Room**

Modern double shower cubicle, WC, WHB, window to the rear.



FIRST FLOOR

- **Upper Landing**
With velux window.
- **Family Bathroom**
Modern bathroom suite to include, large bath, WC & WHB set in vanity units, window to the front & velux window.
- **Double Bedroom 3**
With window to the front and velux window.



SERVICES

- Mains water and electricity.
- Mains drainage.
- Gas central heating systems.
- Double glazed throughout.
- The telephone line is installed subject to the normal BT regulations

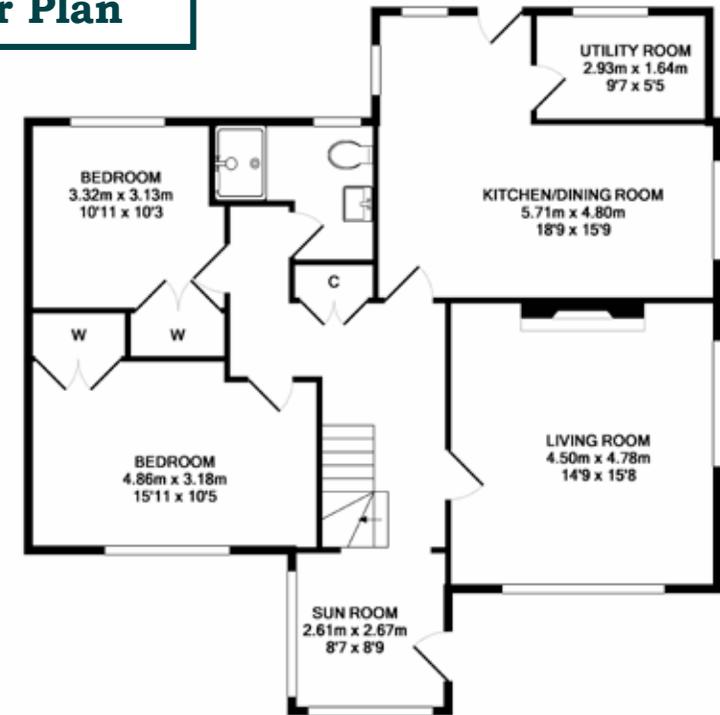
OUTSIDE

To the front of the property there exists a raised patio area, which is screened by modern glazed panels, this area and the area surrounding the property has been paved with a large area to the side which has just been recently tarmacked. To the rear there is a raised lawned area with an area to the front down to lawns with a raised bed bounded by a sandstone wall.

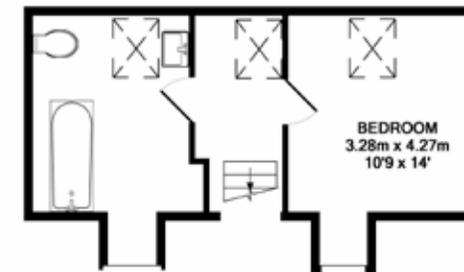
HOME REPORT

A Home Report can be downloaded direct from our website: www.threaverural.co.uk

Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Steve Williams, McJerrrow & Stevenson**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band D.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared December 2018

