



Waterbeck House, Waterbeck, Lockerbie, Dumfriesshire, DG11 3EY

Better Move are proud to offer this well presented and spacious detached Seven bedroom house in the village of Waterbeck and is situated within walking distance to local schools. This property benefits from potential development opportunities and briefly comprises of a vestibule, lounge, sitting room, kitchen, dining/bedroom, utility room, 7 bedrooms, bathroom, ensuite and shower room.


The lounge is light and airy with a large front facing bay window. This room comprises of carpeted flooring and neutral décor with a feature fireplace to the centre of the room. The sitting room is decorated to a high standard with carpeted flooring and neutral décor. This room benefits from a large brick feature fireplace with a large front facing window providing ample natural light. The dining/bedroom is a good size and benefits from carpeted flooring and neutral décor. This room has access to the downstairs shower room which comprises of a WC, wash basin and shower cubicle. The space provided could make a great eight bedroom or a spacious dining room.

The kitchen is well presented with tiled flooring and part tiled walls with neutral décor. The modern kitchen suits the style of the property brilliantly and benefits from ample cupboard space and an integrated range oven and extractor fan.

The master bedroom is located to the rear of the property and benefits from carpeted flooring and neutral décor. This room provides ample space for all needed furniture and has an accompanying ensuite comprising of a WC, wash basin and large shower cubicle with tiled flooring and neutral décor. Bedroom 2 is also well presented with neutral décor and carpeted flooring. This room provides space for all bedroom furniture and is light and airy with a large outward facing window. Bedroom 3 is presented to the same high standard with neutral décor and carpeted flooring. This room benefits from built in storage and is light and airy. Bedroom 4 benefits from a large space with neutral décor and carpeted flooring. This room is comprised of dual aspect windows overlooking the front of the property. Bedroom 5 is again well presented with neutral décor and carpeted flooring. This room provides space for all needed bedroom furniture and benefits from an accompanying cast iron feature fireplace. Bedroom 6 is located to the rear of the property and benefits from carpeted flooring and neutral décor. Bedroom 7 is located on the ground floor and is well presented with carpeted flooring and neutral décor. This room is a good size and suitably positioned to be a child's playroom. The family bathroom is well presented with tiled flooring and neutral décor. This room comprises of a WC, wash basin and bath. Onto the second floor you will find ample attic space for all personal belongings.

The exterior of the property has large amounts of potential. This property benefits from ample amounts of surrounding land which can be used to further develop this property. The exterior of the property is mostly laid-to lawn with small paved walkways located to the front of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	