



**GARPOL**

52 HIGH STREET, LOCHMABEN





## GARPOL, 52 HIGH STREET, LOCHMABEN

An elegant Victorian detached sandstone townhouse in a prime position in a town steeped in history.

Lockerbie 4 miles ■ Dumfries 8.3 miles  
Carlisle 28.8 miles ■ Edinburgh 72 miles

### Offers Over £330,000

- 2 reception rooms. 4 bedrooms
- Mature garden to front and rear
- Off road parking
- Outbuildings comprising garage, potting shed and garden store.
- Less than 5 miles from the A74(M)

**Galbraith**

Castle Douglas  
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### SITUATION

Garpol sits in a prime location on the High Street within the Lochmaben Conservation Area. Lochmaben's history centres on its strategic castle, a key fortress during the Scottish Wars of Independence built by the Bruce family, seized by Edward I, and a constant battleground before becoming a Scottish royal possession, with its ruins dominating the landscape today. The town grew around this castle, becoming a Royal Burgh in 1447 and home to figures such as Robert the Bruce and William Paterson, founder of the Bank of England, with later industries of textiles and cheese production shaping its economy. Today, Lochmaben is a thriving community boasting a range of shops and amenities including a primary school, medical practice, dentist, sailing club, tennis club, bowling club and 18 hole golf course. There are also two pubs, a cafe/bakery and ice cream parlour on the high street. A broader range of shops and services including a supermarket, secondary school and a mainline railway station are available at Lockerbie, 5 miles east. The regional capital, Dumfries, is 8 miles west and provides a large hospital, high street shops, retail parks, and university campuses on the Crichton Estate.

### DESCRIPTION

Garpol, named after the small river and glen in Annandale, is a handsome Victorian detached red sandstone villa set back from the High Street with garden to front and rear. There is a driveway leading from the street to the rear where there is ample parking and outbuildings which comprise garage, potting shed and garden store. The house is beautifully proportioned with two spacious reception rooms to the front. Traditional features remain such as cornicing and ceiling roses, and the sitting room and dining rooms are enhanced by Charnwood 6 and Charnwood 4 log burning stoves respectively. The traditional wood sash windows have all been upgraded to sealed unit sashes matching the originals to retain the character of the house.

The hallway leads through to a good-sized fitted dining kitchen with range cooker, a large utility room with a boiler store off, and a shower room.

A family bathroom sits on the half landing serving the four bedrooms on the first floor. The bedroom accommodation is ideal for a growing family with 3 double bedrooms plus a single bedroom which is currently used as an office.

Garpol is a welcoming and comfortable home in an ideal location for family life, working from home and commuting to larger towns and cities.

### ACCOMMODATION

Ground Floor: Entrance Vestibule. Hallway. Sitting Room. Dining Room. Kitchen. Shower Room. Utility Room. Boiler Store

First Floor: Family Bathroom (half-landing). Three Double Bedrooms. Single Bedroom/Office

### GARDEN

To the front the garden is bounded by a low red sandstone wall with ornate wrought iron railings. A matching wrought iron gate opens to the driveway. The front garden is laid to lawn edged by mature plants, shrubs and trees. The driveway leads around the house to a parking area. There is a detached outbuilding forming garage, potting shed and garden store. A small pond features in the good-sized rear garden along with a vegetable patch, apple trees, lawn, patio and borders with mature shrubs and trees.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas CH	Band E	D60	FTTC	YES



### FLOOD RISK

The owners confirm there has been no flooding of the property, nor in the street, in the 30 years of their ownership.

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Access to the property is from the public road onto the driveway. There are no third party rights of access over the property.

### CONSERVATION AREA

Garpol sits within the Lochmaben Conservation Area. If any changes to the look of the property are desired, eg new UPVC windows, solar panels, change of door style etc, then planning permission must be obtained. The owners have upgraded the windows to sealed unit double glazing to match the originals and also installed a modern front door matching the original style.

### POST CODE

DG11 1NH

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: nightcap.evoked.bracing

### SOLICITORS

Primrose & Gordon  
1 Newall Terrace  
Dumfries  
DG1 1LN

### LOCAL AUTHORITY

Dumfries and Galloway Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. White goods may be available by separate negotiation.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

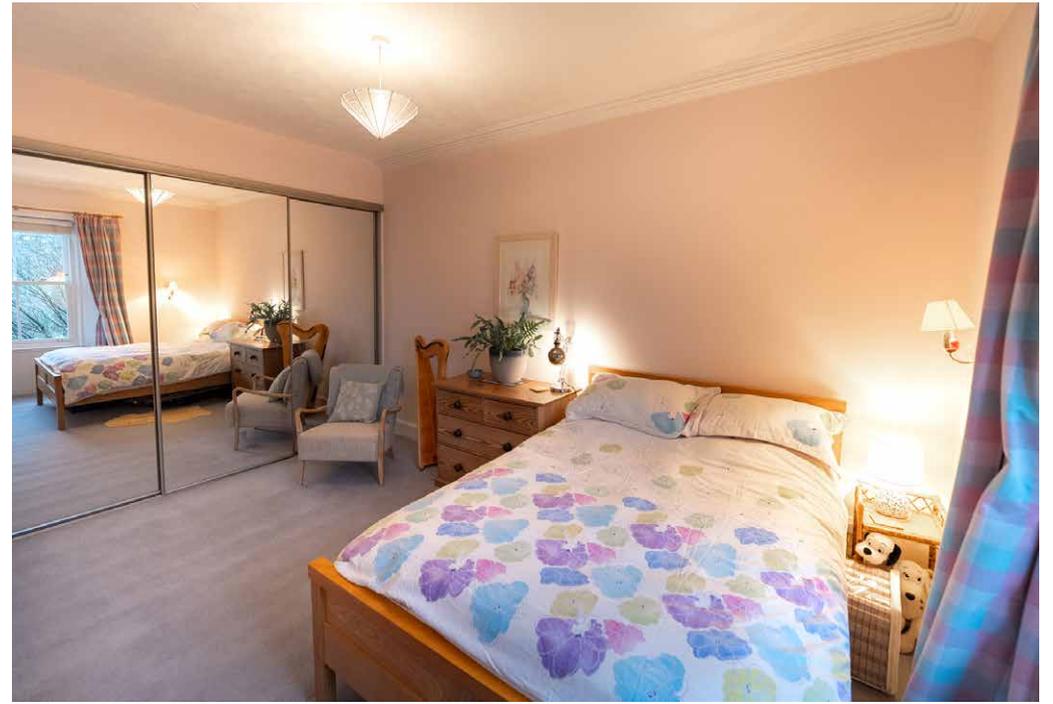
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

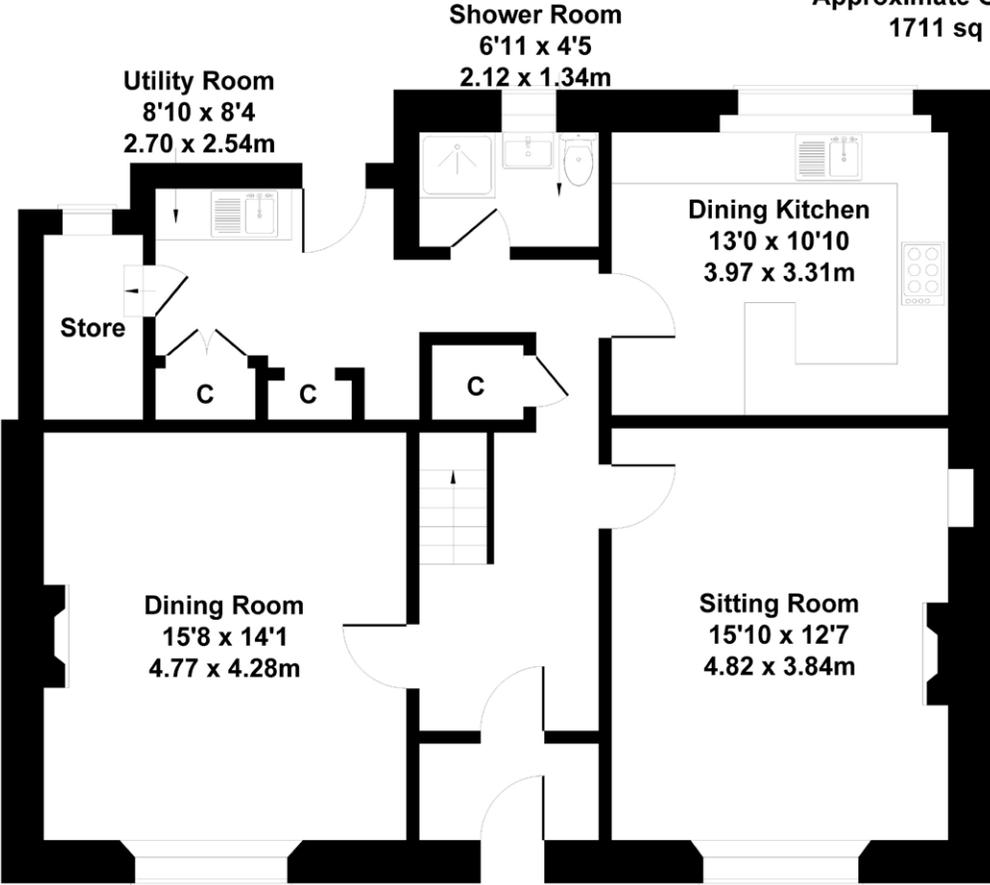
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



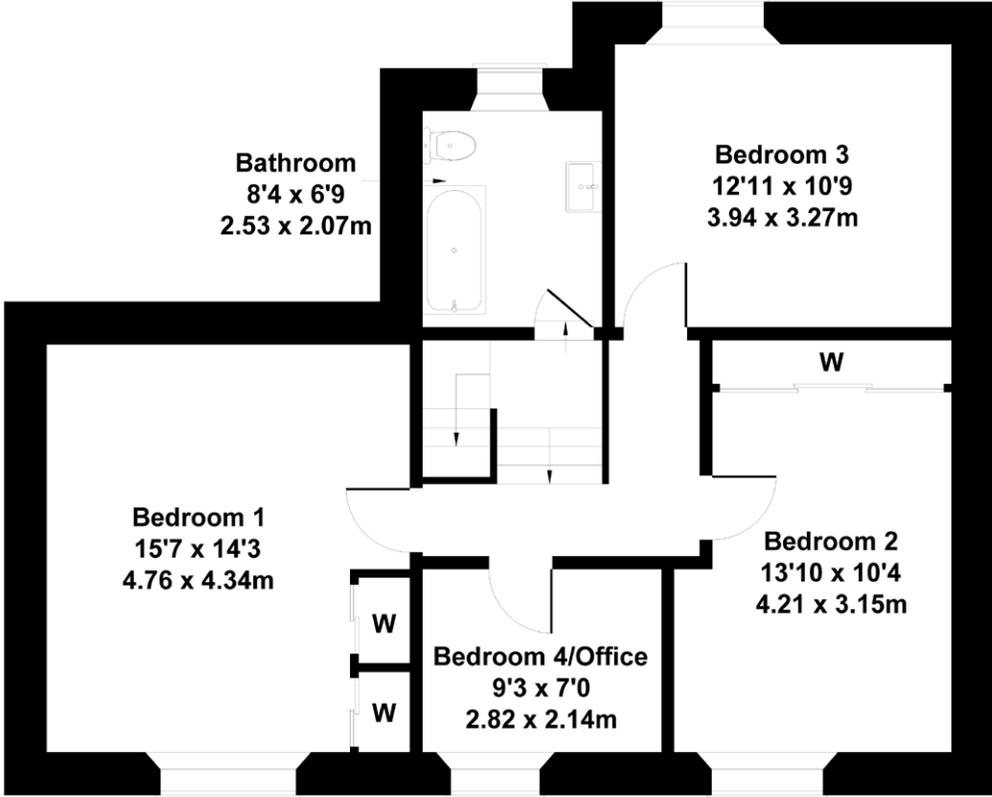


# Garpol, 52 High Street, Lochmaben, DG11 1NH

Approximate Gross Internal Area  
1711 sq ft - 159 sq m



**GROUND FLOOR**



**FIRST FLOOR**

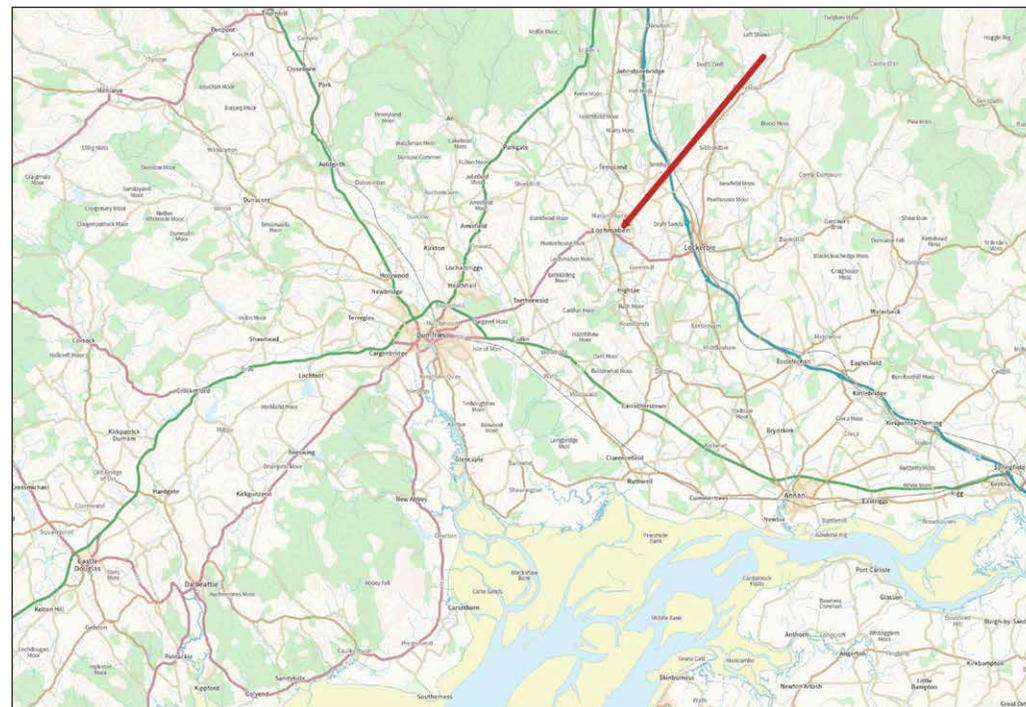
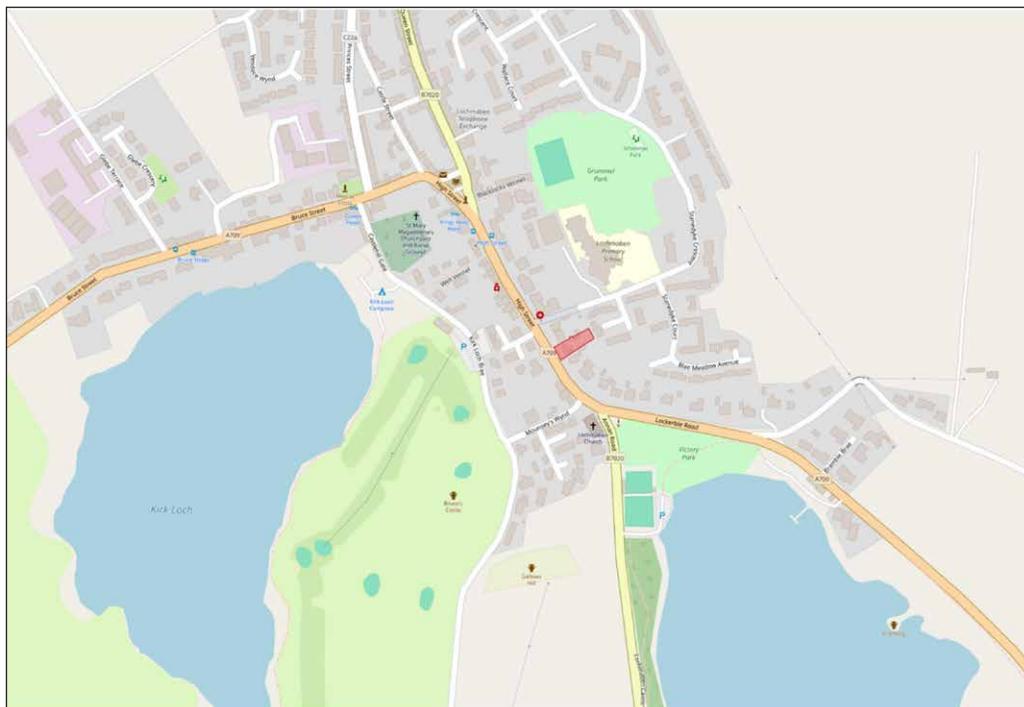
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in Feb 2026 and Spring 2024(front of house and patio).







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