



# **HAZLIEBRAE**

LOCKERBIE, DUMFRIES AND GALLOWAY







# HAZLIEBRAE, LOCKERBIE, DUMFRIES AND GALLOWAY

**A charming farmhouse in peaceful rural location offering flexible accommodation space.**

Lochmaben 2.9 miles ■ Lockerbie 6.9 miles ■ Dumfries 9.5 miles  
Carlisle 32 miles

**Acreage 0.45 acres (0.18 hectares)**

**Guide Price £450,000**

- 3 reception rooms. 5 bedrooms
- Rural location
- Large garden
- Annexe potential
- Hobby space/Home office
- Countryside views

**Galbraith**

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### SITUATION

Hazliebrae sits in a peaceful rural location just 2.9 miles from the small town of Lochmaben in Dumfriesshire. There is a range of shops and amenities including a primary school, medical practice, dentist, sailing club, tennis club, bowling club and 18 hole golf course. A primary school at Nethermill sits slightly nearer. There are also two pubs, two convenience stores, a cafe/bakery, and an ice cream parlour on the high street. There are two local churches at Lochmaben and Kirkmichael.

A broader range of shops and services including a supermarket, secondary school and a mainline railway station are available at Lockerbie, 7 miles east. The regional capital, Dumfries, is 9.5 miles distant and provides a large hospital, high street shops, retail parks, and university campuses on the Crichton Estate.

Communications to the area are excellent with train stations at Dumfries, Carlisle and Lockerbie, the latter having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr). The M74 motorway network is available at Lockerbie. Glasgow is around 80 minutes' drive and Edinburgh about 2 hours.



### DESCRIPTION

Hazliebrae is an attractive traditional farmhouse offering a delightful family home with flexible accommodation space that could easily be adapted to suit the specific needs of the new buyer. The property is currently set up to offer annexe accommodation, with a separate access ideal to those seeking multi-generational, yet independent living or earning potential from letting out of annexe space. Hazliebrae offers a fine balance of reception space supported by 4 spacious bright bedrooms, a fifth bedroom is possible depending on how the annexe space is utilised.

At the heart of the home is a spacious kitchen/breakfast room with integrated electric aga providing a focal point for the room, integrated oven providing an alternative cooking source, window and door connect to the dining hallway, a fantastic sociable space ideal for family gatherings. Beyond is a beautiful garden room, flooded with natural light overlooking the garden with glimpses of the countryside views beyond. The main reception space offers generous proportions and a bright space with windows to the front and rear of the property and a feature fire surround situated centrally. To the rear of the house, off the kitchen is a generous utility/laundry room with WC and store room adjoining. The additional space to the ground floor, utilised as an annexe has a large reception/kitchen area with doors opening to the front garden, completes the ground floor offering.



Stairs lead from here to the fifth bedroom/hobby room with shower en suite. The main staircase leads from the hallway, initially to a half landing with a stunning modern fitted shower room and free standing bath, adjoining is a walk-in storage space. Continuing to the first floor there are 4 bright bedrooms of generous proportions, two front facing and two to the rear of the property with an additional office space, ideal for those looking to work from home.

Externally, just under 0.5 acre garden offers a space to relax and unwind but also potential to landscape and develop further. Hazliebrae is a fine traditional farmhouse offering generous accommodation over two floors with great adaptability to suit the specific needs of a buyer. A property offering the best of both worlds, providing a beautiful family home for those seeking a more peaceful rural location, yet just a short distance from amenities in Lochmaben/Lockerbie & Dumfries.

The property is offered for sale with vacant possession.



### ACCOMMODATION

Ground Floor: Conservatory. Dining Room. Living Room. Kitchen/Breakfast Room. Utility Room. W.C. Store. Living Room (separate access)

Half Landing: Bathroom. Linen Cupboard

First Floor: Four double bedrooms. Bedroom/hobby room with en suite (above Living room with staircase connecting) Living Room with bedroom/hobby room and en suite above with connecting staircase could provide a separate annexe.

### GARDEN

A generous garden space extending predominantly to the rear and side of Hazliebrae with parking to the front. Predominantly laid to lawn with mature trees and shrubs contributing to the privacy of the property and garden. A large gravel pathway circles the side of the property. Space for vegetable garden to the side of the property.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Plumbing in place - Central heating is currently supplied by a district biomass system	Band F	E 54	FTTC	YES

### HEATING

The Biomass system is currently housed in farm buildings, which are in separate ownership. The short term heating is being provided by the biomass, however an oil boiler & tank could be installed by the current owner before sale if required.

### POST CODE

DG11 1LZ

### WHAT3WORDS

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

Bets.await.states

### SOLICITORS

Hall Baird

Old Exchange

Castle Douglas ,

### LOCAL AUTHORITY

Dumfries & Galloway

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### 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.

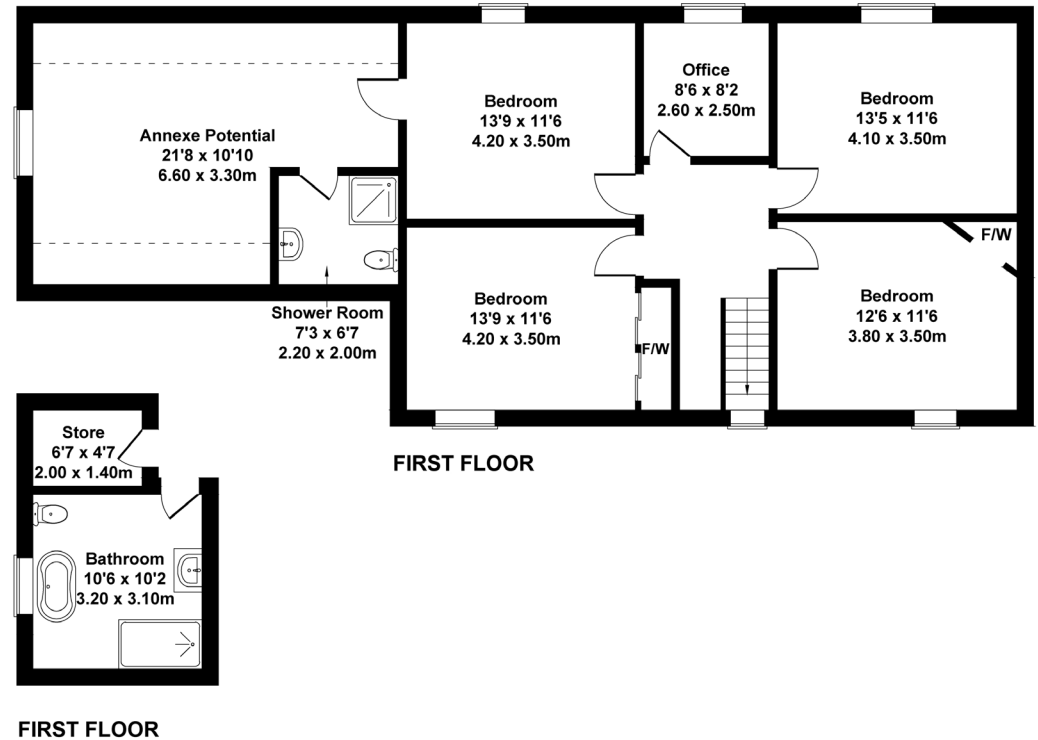
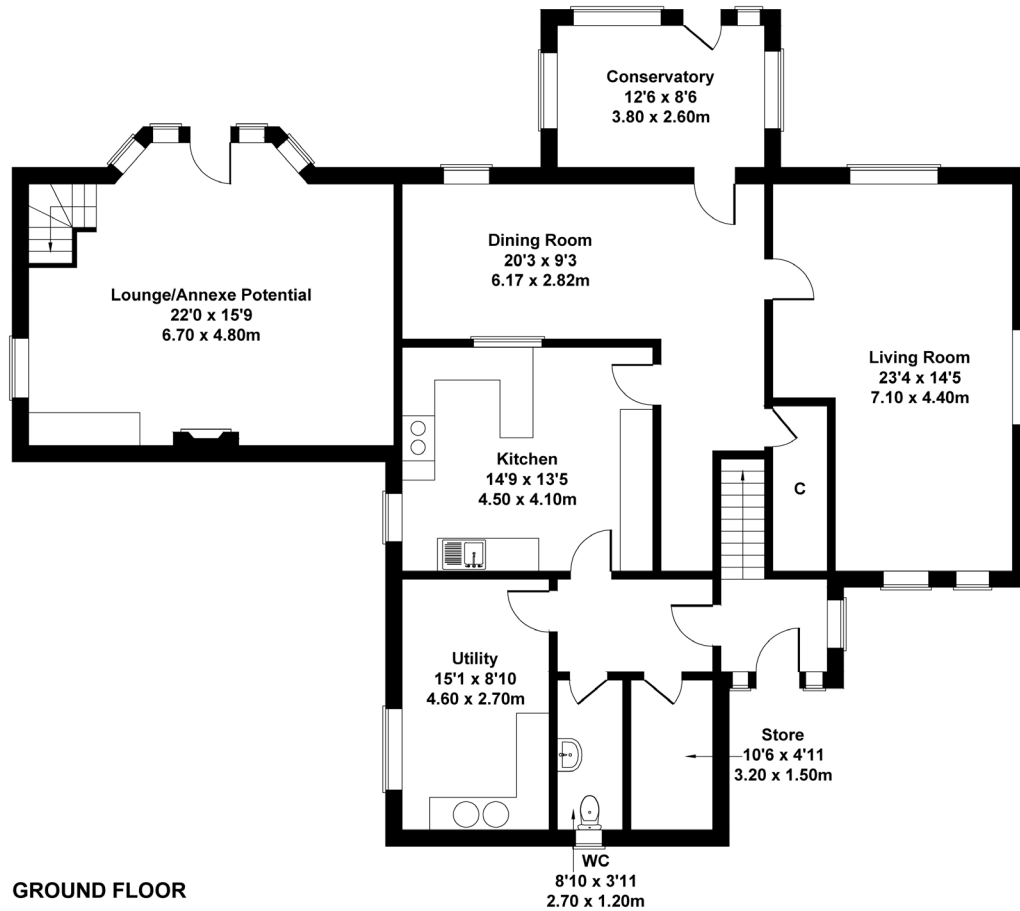






# Hazliebrae, Lockerbie, DG11 1LZ

Approximate Gross Internal Area  
3035 sq ft - 282 sq m

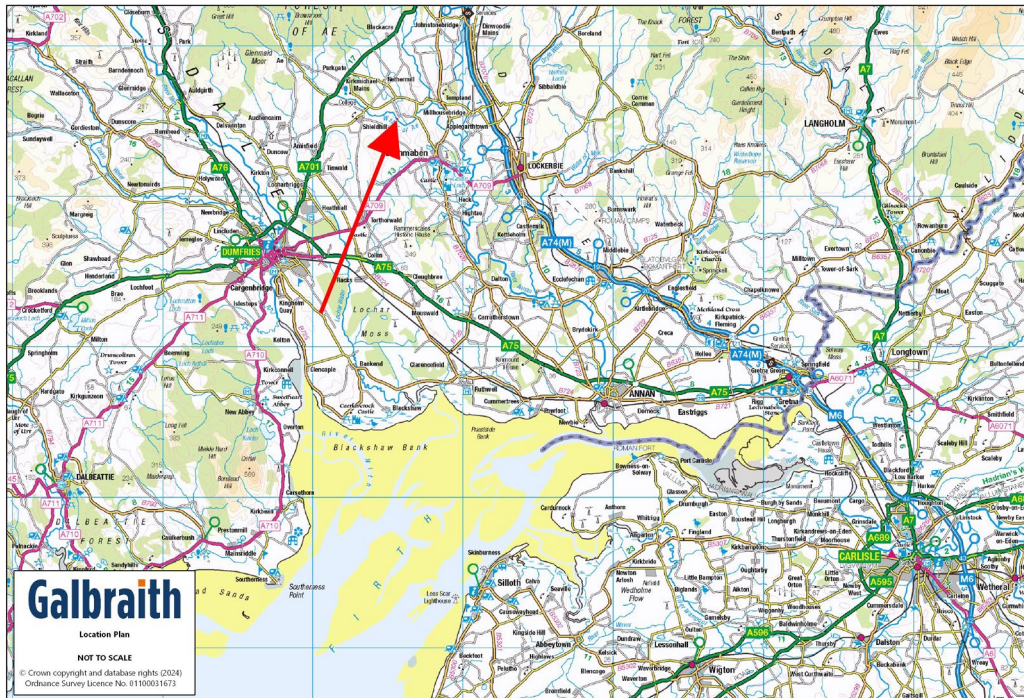
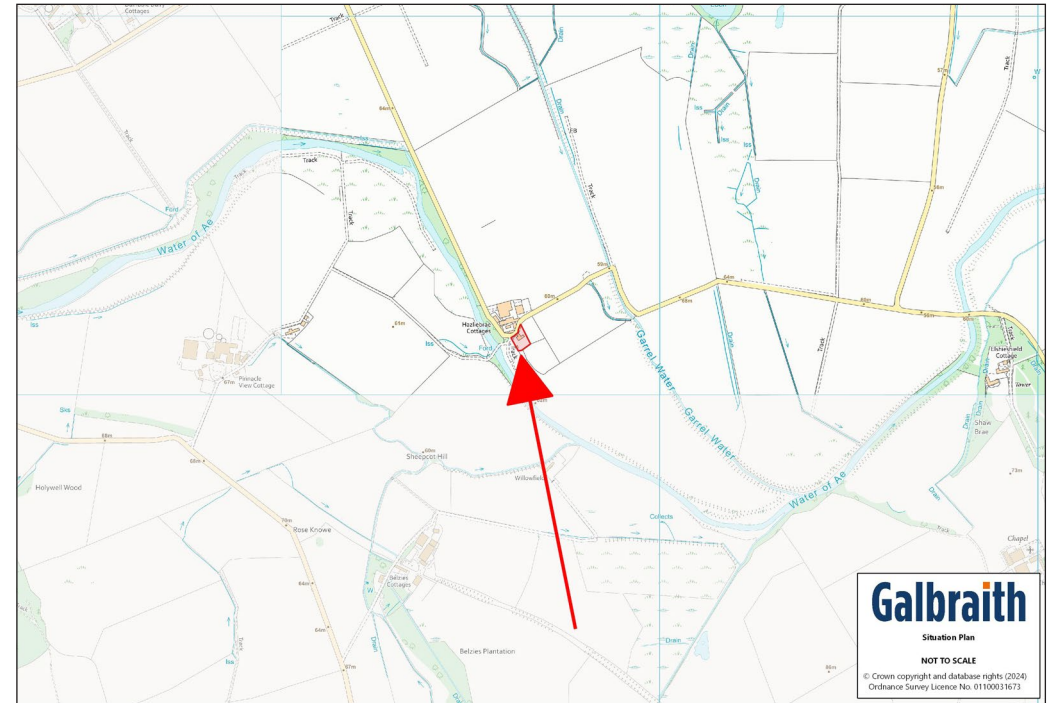
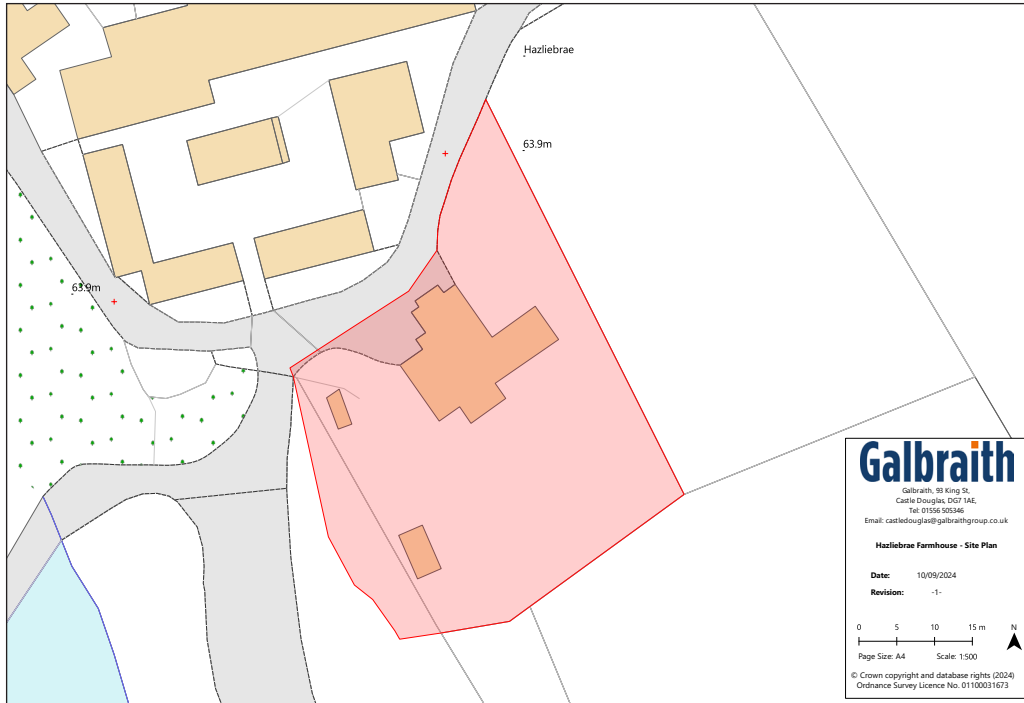


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2024





## 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 July 2024.



