



Property Description

An opportunity has arisen to purchase a two bedroom semi detached dwellinghouse in a popular residential area of town within walking distance of town centre and all local amenities.

Lockerbie is in Dumfries and Galloway situated on the A74(M) about 18 miles from the border with England, offering easy links both north and south. .

The property does have oil central heating and double glazed windows.

Entering the property at the front into the vestibule then into the hall. The living room is on the right with front facing window and fireplace. The bathroom is at the end of the hall. The dining room is also on the right to the rear and follows through into the kitchen. The kitchen has an airing cupboard, integrated cooker and a range of base and wall units. Door to outside.

Upstairs there are two bedrooms, both with sloping ceilings. The front bedroom has built in wardrobes and the rear bedroom has a built in cupboard.

At the front there is a small flower bed. A path at the side leads to the rear garden which is laid in lawn with fruit tree, drying area and seating area. Oil tank. There is access to a store underneath the house. Steps lead up to the back door.

Viewing is highly recommended to appreciate the property and the location.



Measurements

- Hall: 14'8" 3'6"
- Living Room: 131" x 11'11"
- Bathroom: 8'11" x 5'0"
- Dining Room: 12'4" x 11'7"
- Kitchen: 8'9" x 7'6"
- Front Bedroom: 9'7" x 9'2"
- Rear Bedroom: 13'6" x 9'3"

Viewings

Strictly by appointment with
Selling Agent.

Home Report

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

This sketch is not to scale and is intended for illustrative purposes only.

Postcode	Home Report	Water	Electricity	Drainage	Heating	Council Tax	EPC	Internal Area
DG11 2DY	08/HR/041983	Mains	Mains	Mains	Oil	Band C	F	86 sq.m