



Knowefield, 5 Douglas Terrace, Lockerbie

Guide Price £410,000



Postcode	DG11 2DZ
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Mains
Heating	Gas
Council Tax	Band F
EPC	D
Internal Area	242 Sq.m

Measurements:	
Sitting Room:	14'05" x 13'10"
Dining Room:	18'0"x 15'0"
Snug:	12'08" x 12'07"
Office:	12'07" x 9'0"
Kitchen:	15'09" x 12'05"
Utility:	9'03" x 5'0"
Sun Room:	12'05" x 9'0"
Bedroom 1:	13'10" x 12'07"
Bedroom 2:	13'09" x 12'08"
Bedroom 3:	12'10" x 12'08"
Bedroom 4:	12'08" x 12'07"
Bedroom 5:	11'06" x 10'0"
Shower Room:	8'02" x 7'05"
Bathroom:	9'04" x 8'02"

Home Report

Please ask for a copy

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

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.

Property Description

We are pleased to present this well presented sandstone dwellinghouse to the market for sale. The house itself is set in a beautifully laid out garden close to the town centre. Pedestrian access at the front with off street parking accessible from the rear lane into the garden with driveway to the garage.

The town of Lockerbie, which is close to the M74 motorway offers easy commuting links to both north and south by road and with regular, direct, rail links to Edinburgh, Glasgow and Carlisle. There are local shops, amenities and leisure attractions together with highly regarded primary and secondary schools in the town.

The property benefits from double glazing and gas central heating.

Entering the property into the vestibule with the meter cupboard, then into the spacious hall. The sitting room with bay window is on the right and also gives access to the sun room. The dining room is on the left. There is an office on the left with window to the rear. The snug is to the rear with door into inner hall which leads to the sun room and the garage. The kitchen / diner has base units and a cupboard under the stairs and space for a table. The utility has plumbing for a washing machine and tumble dryer and space for a fridge freezer. Door to outside.

Upstairs to the rear there is a shower room, separate wc and spacious bathroom with bidet. The main bedroom is to the front, the second bedroom to the rear has a wash hand basin, the third bedroom has a door into the small bedroom and the fourth bedroom is to the rear.

The front and rear gardens are well laid out with lawns and mature shrubs, bushes and seasonal flowering. Stone built shed and greenhouse at the rear and further shed.

Viewing is highly recommended.

