



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

Measurements:

- Living Room: 12'10" x 12'03"
- Kitchen: 12'05" x 12'04"
- Bathroom: 8'08" x 7'07"
- Bedroom 1: 13'10" x 12'10"

Viewings

Strictly by appointment with
Selling agent

Postcode	DG11 2JH
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Mains
Heating	Gas
Council Tax	Band B
EPC	D
Internal Area	56 Sq.m

Property Description

An opportunity has arisen to purchase a second floor flatted dwellinghouse in a prominent high street position. Ideally situated for local shops and amenities.

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 and has local shops and amenities including highly regarded primary and secondary schools.

The property benefits from double glazing and gas central heating.

Entering the property into the common stairway with carpeted stairs to the upper floor. Coat hooks on the landing. Entering the flat there is a large cupboard in the hallway with gas boiler and meters. The living room looks to the front and has an electric stove fire. The large bedroom also looks to the front. The spacious kitchen with space for dining table and plumbing for washing machine, has a window to the rear. Bathroom is also to the rear and has a shower over the bath.

Viewing is highly recommended to appreciate the potential offered.

