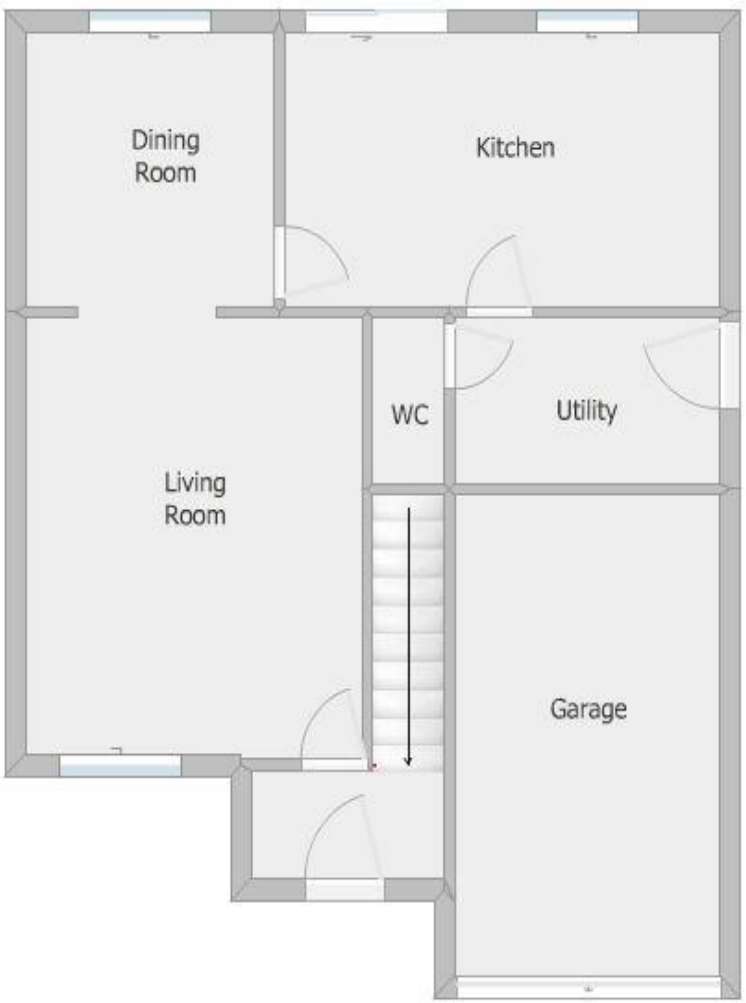
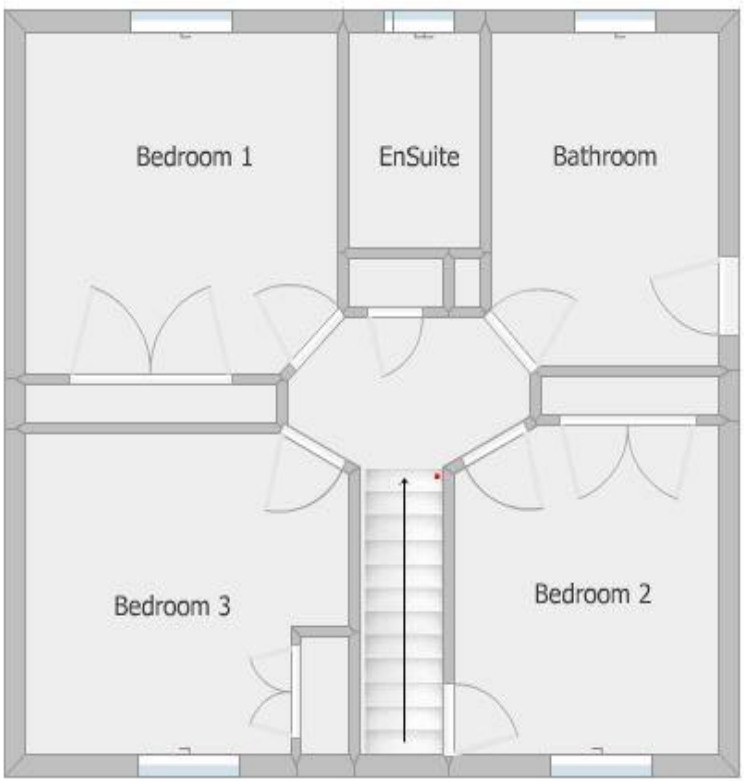

McJerrow
& Stevenson
2 Mains Drive, Lockerbie
Guide Price: £200,000





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

Measurements

Living Room:	13'10" x 11'03"
Dining Area:	8'07" x 8'04"
Kitchen:	8'04" x 14'09"
Utility:	9'0" x 5'0"
WC:	6'0" x 3'0"
Bedroom 1:	10'10" x 10'06"
En Suite:	5'0" x 4'07"
Bedroom 2:	11'07" X 8'09"
Bedroom 3:	11'04" x 9'0"
Bathroom:	8'05" x 7'0"

Viewings

Strictly by appointment with Selling Agent.

Postcode	DG11 2FD
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Mains
Heating	Gas
Council Tax	Band D
EPC	C
Internal Area	96 sq.m

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 purpose.

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We are pleased to present this detached dwellinghouse to the market for sale. The property is located in a quiet cul de sac in a highly desirable residential development close to the Tesco store and within walking distance of the town centre.

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 hallway with stairs to the upper floor and door into the living room. The front aspect living room has a gas fire and opens into the dining area with window to the rear. The modern kitchen has base and wall units and a built-in oven. The utility room has plumbing for the washing machine, a door to outside and a door into the WC.

Upstairs there is a spacious hall. Bedroom 1 is to the rear with built in wardrobes and an en-suite shower room. Bedroom 2 is to the front with built-in wardrobes. Bedroom 3 is also to the front with a built-in cupboard. The bathroom is tiled and has a bath and shower enclosure.

There is a brick paved driveway at the front of the property leading to the garage. The front garden has mature shrubs and bushes. The rear garden is enclosed and laid in lawn with shrubs and bushes.

Viewing is highly recommended to appreciate the full potential on offer.

