



Pinehurst, 1 Glenannan Avenue, Lockerbie DG11 2EG

Offers Over **£300,000**

Pinehurst

1 Glenannan Avenue, Lockerbie, DG11 2EG

- Large detached bungalow with open views
- 4 double bedrooms (1 en-suite)
- Spacious reception rooms
- Double garage and driveway parking
- Generous private garden with attractive views over the neighbouring fields
- Excellent road and rail links nearby
- Over 2,400 sq ft (inc garage)

A very spacious detached bungalow located in a quiet cul-de-sac on the edge of town, with superb views over the surrounding fields to the rear. Now requiring some modernisation but offering excellent potential.

Council Tax Band: G

Tenure: Freehold





C&D Rural are delighted to offer this bright and spacious four bedroom detached bungalow nestled in a quiet cul-de-sac on the edge of Lockerbie, and enjoying superb open views over the neighbouring fields. The property was built in 1973 and is the largest bungalow in Glenannan Avenue at over 2,400 sq ft (inc. garage). Now requiring some modernisation, this property would suit families due to the spacious accommodation on offer or given it's single-level layout, it would also be ideal for retirees or someone seeking for a ground floor property with easy access.

The property is accessed through impressive double timber doors into a very generous hall, with cloakroom and WC off, and sliding glazed doors into a garden room, with paved floor and patio doors to the garden. The kitchen has a range of fitted units, a twin stainless steel sink and a serving hatch. The room also enjoys a dual aspect. Adjacent to the kitchen is a useful utility room, with sink, storage, space for white goods and a cupboard that houses the hot water tank. A door from the utility room leads to the covered side passage, which offers access to the front driveway, rear garden and into the double garage.

The sitting room is a lovely bright room that boasts a triple aspect and views over the fields. There is an open fire set in a marble surround. Glazed sliding doors connect to the dining room, which has a window to the side elevation, a serving hatch to the kitchen and a return door to the hall.

There are four double bedrooms in the property, all boasting built-in wardrobes, and most enjoying the lovely views over the fields. The principal bedroom also has an ensuite shower room, comprising shower, WC, bidet and a wash hand basin set in a vanity unit. The family bathroom, comprising, bath, WC and a wash hand basin set in a vanity unit, completes the accommodation.

There is floored attic with built-in ladder.











Outside there is a double width driveway and garden to the front of the house with lawn and bedding area for flowers. At the rear of the property is a large lawn with patio. The garden borders the adjacent fields so enjoys lovely open views and is enclosed by fencing and hedging.

This is a rare opportunity to acquire a bungalow in a desirable setting within walking distance of the town centre and therefore viewings are highly recommend to appreciate what this property has to offer.



Tenure and Possession: Freehold with vacant possession

Services: Mains water, electricity and mains gas central heating. Double glazed throughout.

Council Tax: Band G

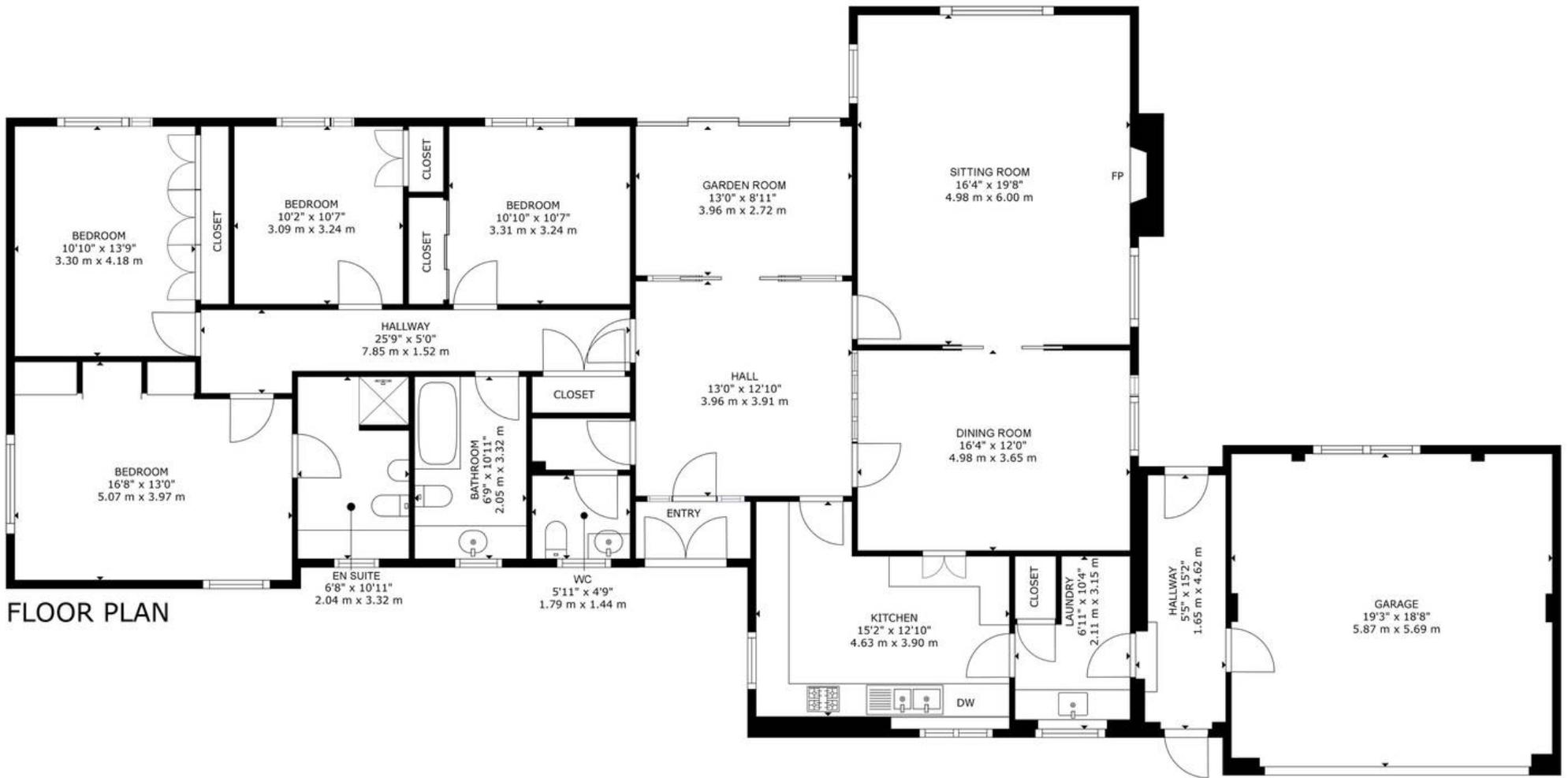
EPC Rating: E

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 2,180 sq. ft, 202 m²
 EXCLUDED AREA: GARAGE: 360 sq. ft, 33 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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