



37 Rosebank Crescent, Lockerbie, DG11 2HL

Offers Over £110,000



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- Three bedroom mid-terraced house
- Spacious living/dining room with open fire
- Modern kitchen with space for white goods and back door access
- Large garden with decking and shed
- Electric heating
- Popular area within Lockerbie
- Ideal for first time buyers
- Parking on-street
- Sold with vacant possession and no chain

Three bedroom mid-terraced family home with large garden situated in a popular area of Lockerbie.

Council Tax Band: B

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Rating: F



37 Rosebank Crescent is an excellent opportunity to acquire a three bedroom mid-terraced property situated in a popular area of Lockerbie. The property would suit a range of buyers including first time buyers looking to step onto the property ladder. The property benefits from ample on-street parking available and large garden to rear with decking and shed. The property will be sold with vacant possession with no onwads chain.

The Accommodation

The front door to the property opens to a spacious entrance hall with stairs to the first floor and door into the living room. The living/dining room is the length of the property with windows to both the front and rear elevations and an open fire with stone surround in the centre of the room. The kitchen is fitted with modern wall and floor units with black worktops and an integrated stainless steel sink. There are two built-in storage cupboards in the kitchen. There are several gaps under the worktops for white goods, plenty of room for a double fridge/freezer and a back door which provides access to the rear garden. Upstairs there are three good sized bedrooms with the primary and second bedroom benefitting from built-in wardrobes. The family bathroom is complete with bath with electric shower over, WC and wash hand basin.



Externally there is parking available at the front of the property. There is small garden at the front entrance which is mostly laid with loose stones and an opportunity to plant some more flowers. At the rear of the property is a large garden which is slightly raised and is part laid with grass and at the top of the garden, fitted with timber decking with a useful timber shed with double glazed doors. The shed benefits from a power supply and is fitted with some storage cabinets and would make an excellent workshop or could be used as a summer house. An alley gives access to the main street.

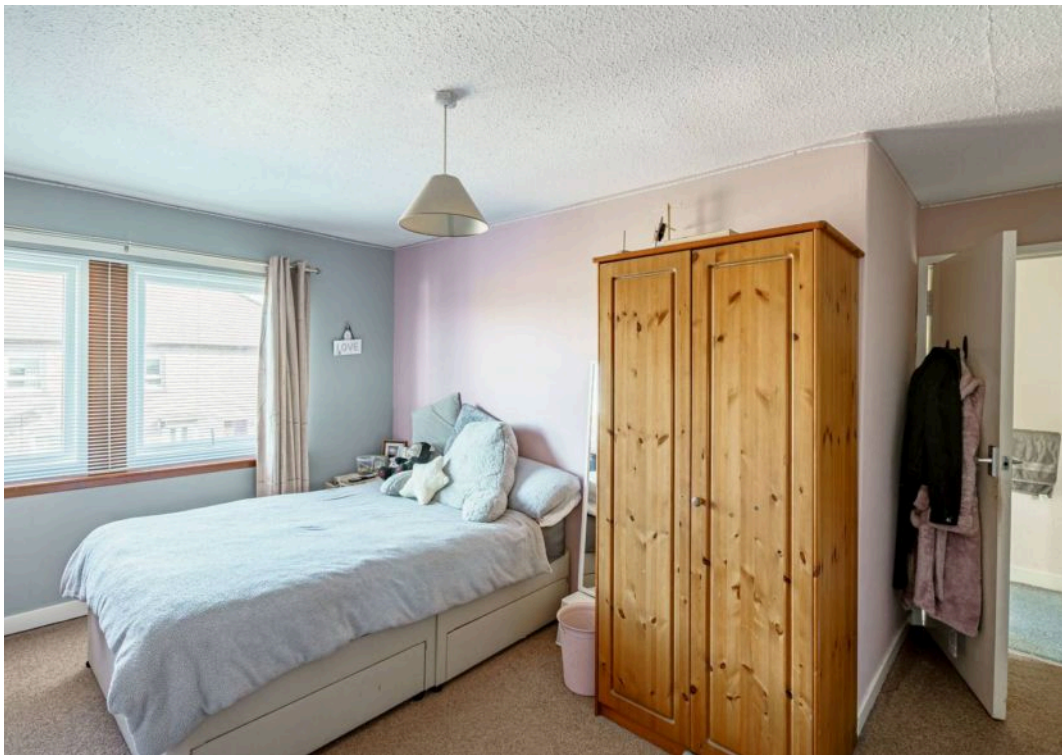
Location Summary

37 Rosebank Crescent is located in an ideal residential setting in the charming Scottish town of Lockerbie. Located in a well-established neighborhood, this property enjoys proximity to local amenities, including shops, schools, and recreational facilities, providing convenience for daily needs. Lockerbie itself, known for its historic charm, offers a welcoming community atmosphere. The property's excellent commuting links add to its appeal, with easy access to major roadways such as the A74(M), and the mainline railway station in Lockerbie, facilitating swift travel to nearby towns and cities.

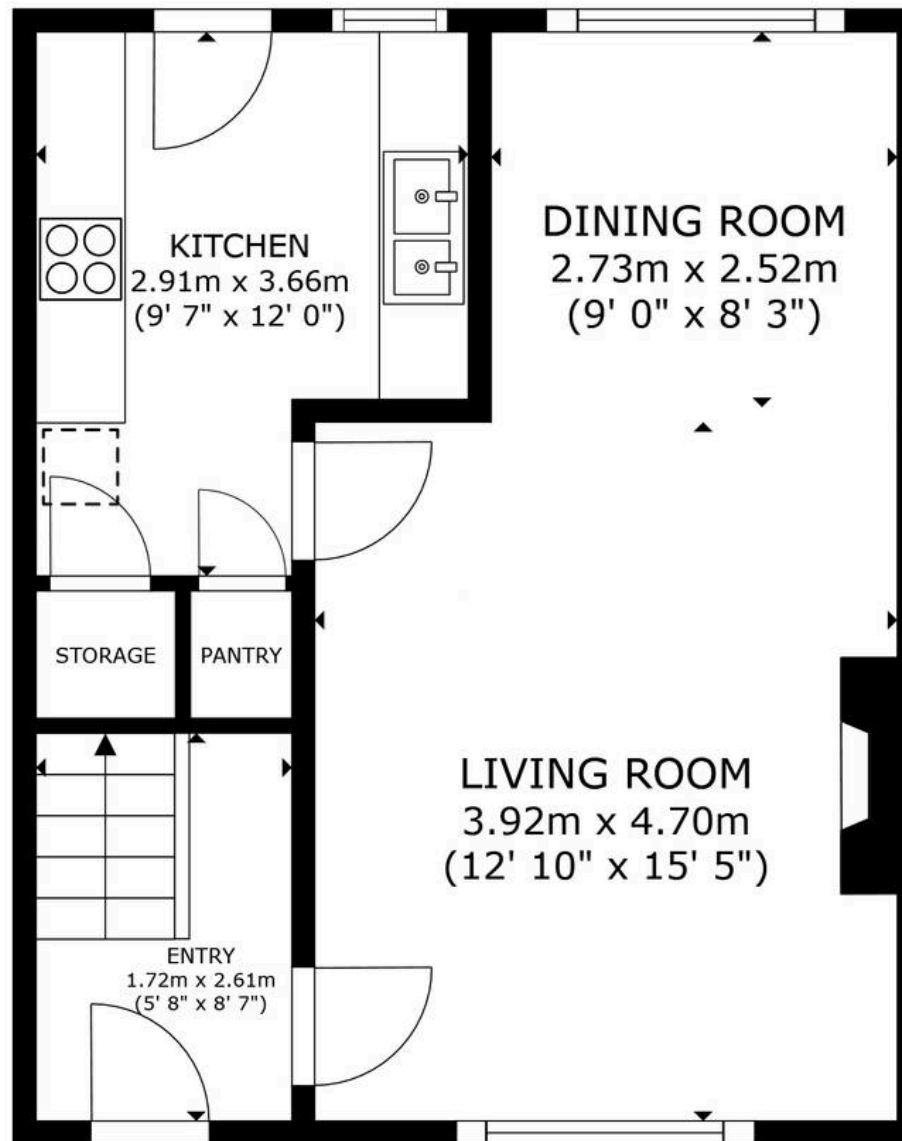






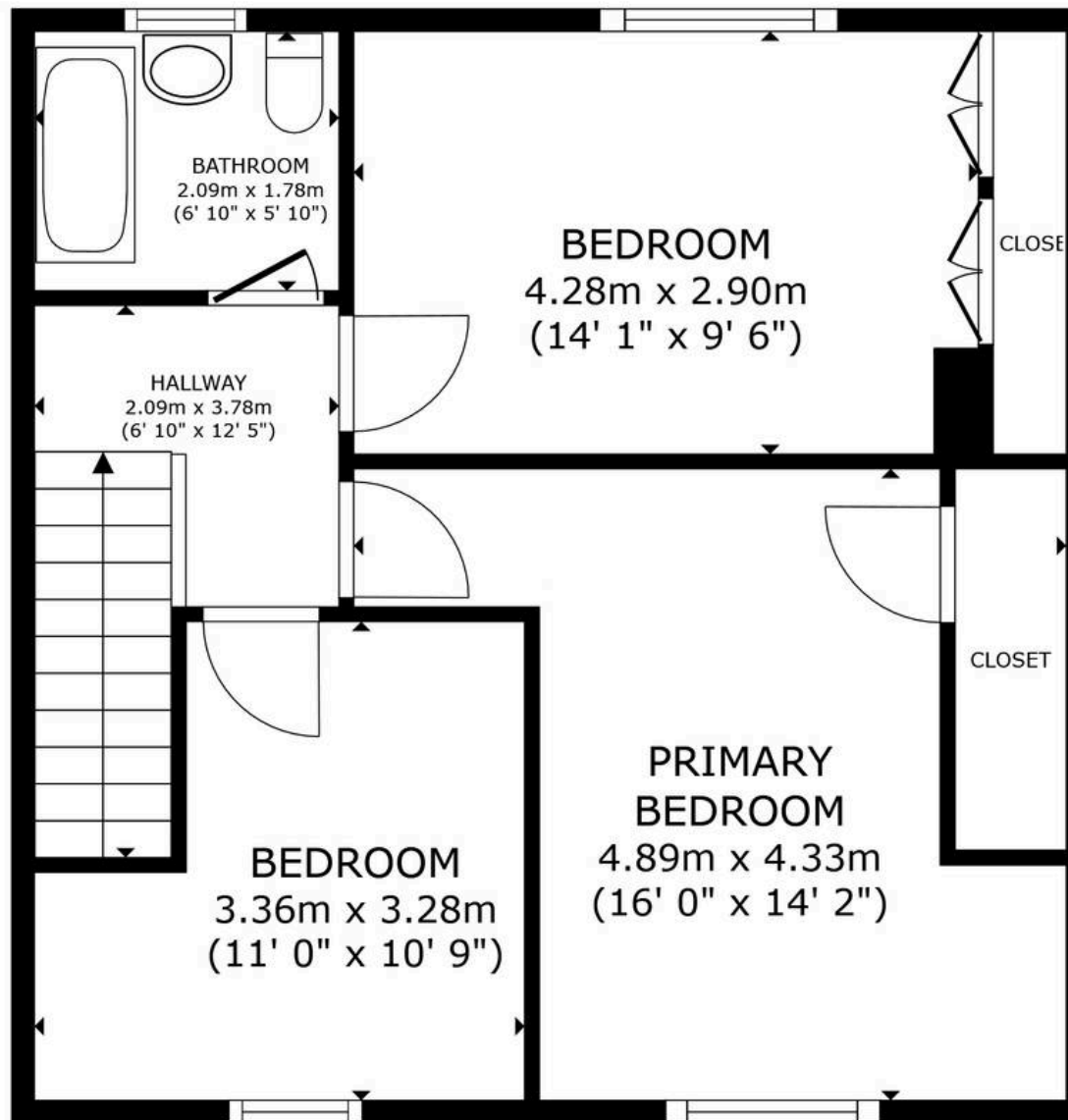






FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 42.5 m² (457 sq.ft.) FLOOR 2 51.8 m² (558 sq.ft.)
TOTAL : 94.3 m² (1,015 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 42.5 m² (457 sq.ft.) FLOOR 2 51.8 m² (558 sq.ft.)
TOTAL : 94.3 m² (1,015 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

Broadband: It is assumed standard broadband is available. Mobile coverage is good.

Services: 37 Rosebank Crescent is serviced by mains water supply, mains electricity, mains drainage and electric heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band B.

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 and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.