



2 Harcourt Place, Lockerbie, DG11 2AH

Offers Over £100,000



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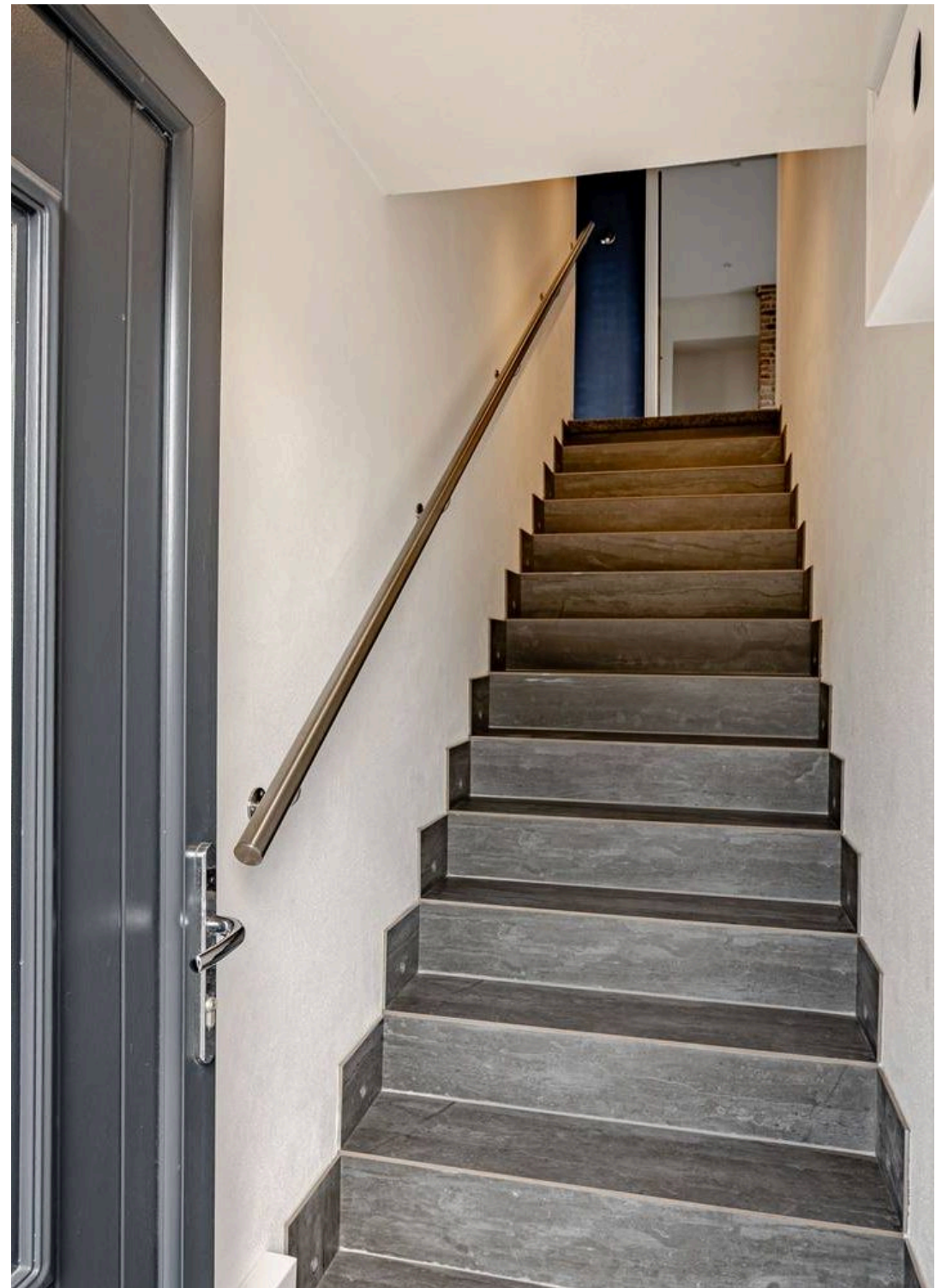
- Immaculate first floor flat
- Bespoke kitchen with integrated appliances
- Modern shower-room
- Two generous double bedrooms
- Recently refurbished
- Re-wired, new boiler and new plumbing
- Private driveway for parking
- Private garden
- Perfect investment for landlords or first time buyers
- Great location within Lockerbie

Immaculately refurbished two bedroom first floor flat perfect for investors or first time buyers, with private driveway, rear garden and gas central heating.

Council Tax band: A

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Rating: C



C&D Rural are delighted to offer this recently refurbished two bedroom first floor flat which is in immaculate condition. The property is situated on a pleasant street within walking distance of Lockerbie high street and would be perfect for first time buyers or investors. A new kitchen and bathroom has been installed and the property has been re-wired, had new windows installed and the boiler was installed approximately 5 years ago.

The Accommodation

An entrance door and inner stairwell leads to the first floor landing with useful storage cupboard and doors to each room within the property. The entire property is tastefully decorated, with new carpets throughout and oak inner doors. The kitchen and living room is now open-plan providing a more flexible and bright space, with a bespoke fitted L-shaped kitchen and brick cladded feature wall with electric fire. The kitchen benefits from top of the range integrated appliances including a double Samsung oven, dishwasher, and induction hob with overhead extractor hood. There is also a brand new washing machine and double fridge included as part of the sale. Filled with natural light from both elevations this is a great space to relax and allow dining.



Each bedroom is a good size double room, featuring newly fitted carpets and the larger main bedroom offering a large walk-in dressing wardrobe. Located in the centre of the property is a modern family shower-room, featuring a walk-in shower with new electric shower, WC, hand wash basin with vanity unit and towel rail. Externally you have a fantastic private garden set to the rear accessed via a path and gated driveway for parking with additional parking available on-street.

Situation

There are a range of shops and amenities in Lockerbie including a primary and secondary school, medical practice, dentist, public houses and an 18 hole golf course. A wider range of shops and services are available in Dumfries and the M74 provides excellent connections Southbound and Northbound where Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes. Communications to the area are excellent with a train station in Lockerbie, having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr).



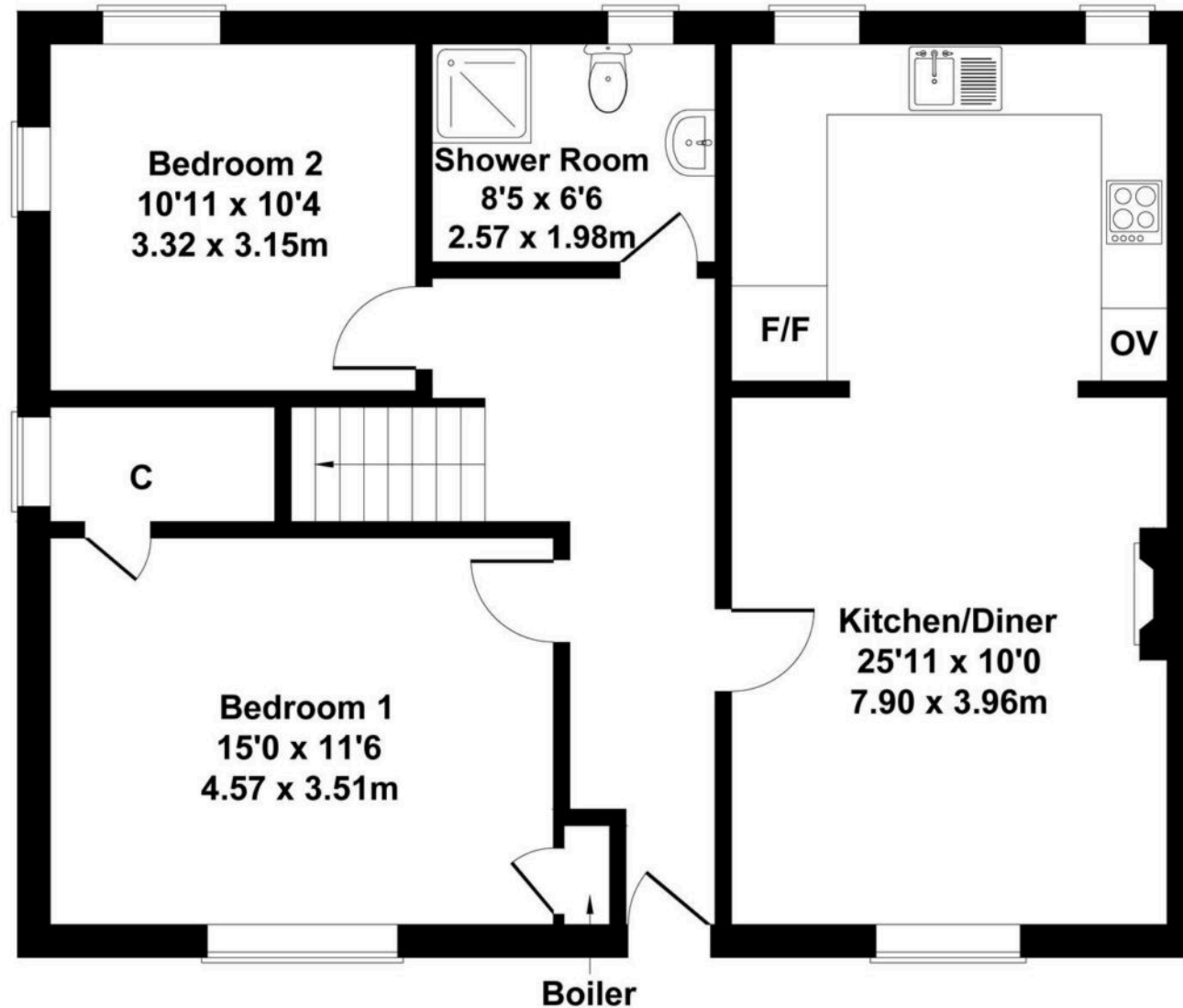






2 Harcourt

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

General Remarks & Stipulations

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: C

Broadband: Fibre broadband is assumed to be available and there is good mobile coverage available.

Services: 2 Harcourt Place is serviced by mains water supply, mains electricity, mains drainage and mains gas central 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 A.

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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Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.