

the *home* of homes



## **6 VENDACE DRIVE, LOCHMABEN, LOCKERBIE**

**Offers Over £310,000**

With a beautiful situation and stunning outlook onto Mill Loch, this lovingly cared for; spacious detached bungalow is the perfect property. Located within ease of access of local amenities, schools and commuting links - a viewing is truly essential to appreciate the location.

The versatile accommodation comprises of conservatory, entrance hall, living room with balcony, dining area, breakfast kitchen, 4 double bedrooms, bathroom, family room, utility room and cloakroom/WC.

The property benefits from driveway leading to garage, mature well established gardens, double glazing and central heating.  
Please contact our team today!

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## DIRECTIONS

From Dumfries, take the A709 towards Lockerbie. Enter Lochmaben, and turn left onto Princess Street. At junction, turn left onto the B7020, and then left into Vendace Drive. Number 6 is situated on the right hand side.

## ACCOMMODATION

### Conservatory

4.06m x 2.72m (13'4" x 8'11")

Approached through double glazed French doors with double glazed windows.



### Entrance Hall

With cloak cupboard, 2 additional storage cupboards and radiator.



### Living Room Area

6.07m x 3.96m (19'11" x 13')

With double glazed patio doors with side glazed panels leading onto the balcony and the stunning vista. Radiator and gas feature fireplace.



### Dining Room Area

3.96m x 3.73m (13' x 12'3")

Rear facing reception room with radiator, window and the stunning vista.



### Kitchen

4.24m x 3.02m (13'11" x 9'11")

Incorporating fitted base and wall units with complimentary work surface over, 4 ring hob with chimney hood extractor above and oven below. Integrated dishwasher, integrated fridge and freezer, low-level breakfast bar and window.



### Cloakroom

1.4m x 1.22m (4'7" x 4')

With vanity wash hand basin, WC, window and heated towel rail.

### Rear Hallway

With double glazed door with side panel.

### Bedroom 4

3.94m x 2.72m (12'11" x 8'11")

Rear facing bedroom with window, radiator and fitted wardrobes.

### Family Room

4.78m x 2.87m (15'8" x 9'5")

Dual aspect reception room with window to the front and side elevation incorporating a radiator.





### Utility Room

2.9m x 2.2m (9'6" x 7'3")

Incorporating fitted base and wall units with complimentary work surface over, plumbing for a washing machine, central heating boiler and window.

### Bathroom

Modern bathroom suite comprising of panelled bath with mixer tap shower attachment, vanity wash hand basin, WC, shower cubicle, window and heated towel rail.



### Bedroom 1

3.96m x 3.28m (13' x 10'9")

Rear facing bedroom with window and radiator.



### Bedroom 2

3.5m x 3.48m (11'6" x 11'5")

Front facing bedroom with window, radiator and fitted wardrobe and storage cupboard.



### Bedroom 3

3.5m x 3.5m (11'6" x 11'6")

Front facing bedroom with window, radiator and fitted wardrobes.



#### **VIEWING**

Strictly by appointment through agent.

#### **APPLIANCES AND SERVICES**

The mention of any appliances or services within these particulars does not imply that they are in full and efficient working order.

#### **DO YOU HAVE A PROPERTY TO SELL?**

If you are considering moving home and still have a property to sell, we will be pleased to carry out a FREE VALUATION together with marketing advice including full details of our extremely competitive selling package.

#### **IMPORTANT INFORMATION**

All measurements are approximate. Any fixtures, fittings, appliances or services mentioned in these particulars have not been tested and as such no guarantee is given that they are in full and efficient working order. These particulars, are set out for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as being completely accurate, but must satisfy themselves by inspection or otherwise. If any aspect is of particular importance, please contact our office and we will attempt to verify the information.