



Princes Street

Lochmaben, Lockerbie, DG11 1PH

Guide Price £142,000



- Mid-Terrace Cottage
- Kitchen with Breakfast Bar & Patio Doors
- Modern Three Piece Bathroom
- On-Street Parking to the Front
- Convenient Village Location

- Spacious Lounge with Log Burning Stove
- Two Double Bedrooms
- Rear Garden with Patio & Lawn
- Gas Central Heating and Double Glazing
- EPC - D

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This two bedroom mid-terraced cottage is perfectly situated within the heart of Lochmaben and is offered to the market in an excellent order throughout. Boasting a spacious living room, two double bedrooms and a generous rear garden, the property would be perfect for those looking to get their feet on the housing ladder or those looking for an easy-living property. Viewing comes highly recommended.

The single level accommodation briefly comprises entrance hall, hallway, living room, kitchen, two double bedrooms and bathroom internally with an enclosed rear garden externally. Double glazing and gas central heating throughout. EPC - D and Council Tax Band - C.

Located moments from the heart of Lochmaben and within a short stroll from Kirk Loch, one of Lochmabens' three beautiful lochs. The town itself has amenities including a convenience store, café, bakery, pharmacy, medical practice, primary school and church. For those looking for a more relaxed lifestyle, the Lochmaben Golf Course is an 18 hole course with a beautiful picturesque backdrop along with a tennis court and bowling green. The larger towns of Lockerbie and Dumfries can be reached within a short drive which offer larger amenities and further transport links including train stations, access to the A74(M) and the A75.

ENTRANCE HALL

Entrance door from the front with internal door to the hallway. Recessed spotlights and loft access point.

HALLWAY

Internal doors to the living room, kitchen, bathroom and two bedrooms. Three storage cupboards, two with lighting internally. Radiator and recessed spotlights.

LIVING ROOM

Double glazed window to the front aspect, radiator and feature log burning stove on hearth inset within the chimney breast.

KITCHEN

Fitted kitchen with a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Breakfast bar seating area. Integrated electric oven with gas hob and extractor unit above. Space and plumbing for a washing machine, integrated dishwasher and space for fridge freezer. One bowl sink with mixer tap, radiator, wall mounted and enclosed gas boiler and double glazed patio doors to the rear garden.

BEDROOM ONE

Double bedroom complete with double glazed window to the front aspect, radiator and freestanding wardrobe unit with sliding doors.

BEDROOM TWO

Double bedroom complete with double glazed window to the rear aspect and radiator.

BATHROOM

Three piece suite comprising WC, wash hand basin and bath with mains shower over with additional hand shower attachment. Part tiled walls, tiled floor, chrome towel rail and obscure double glazed window.

EXTERNAL

The rear garden benefits a paved seating area directly outside the kitchen patio doors, with further lawned garden and two timber sheds. External tap at the rear. Side access pathway leading to the front of the property. On-street parking to the front.

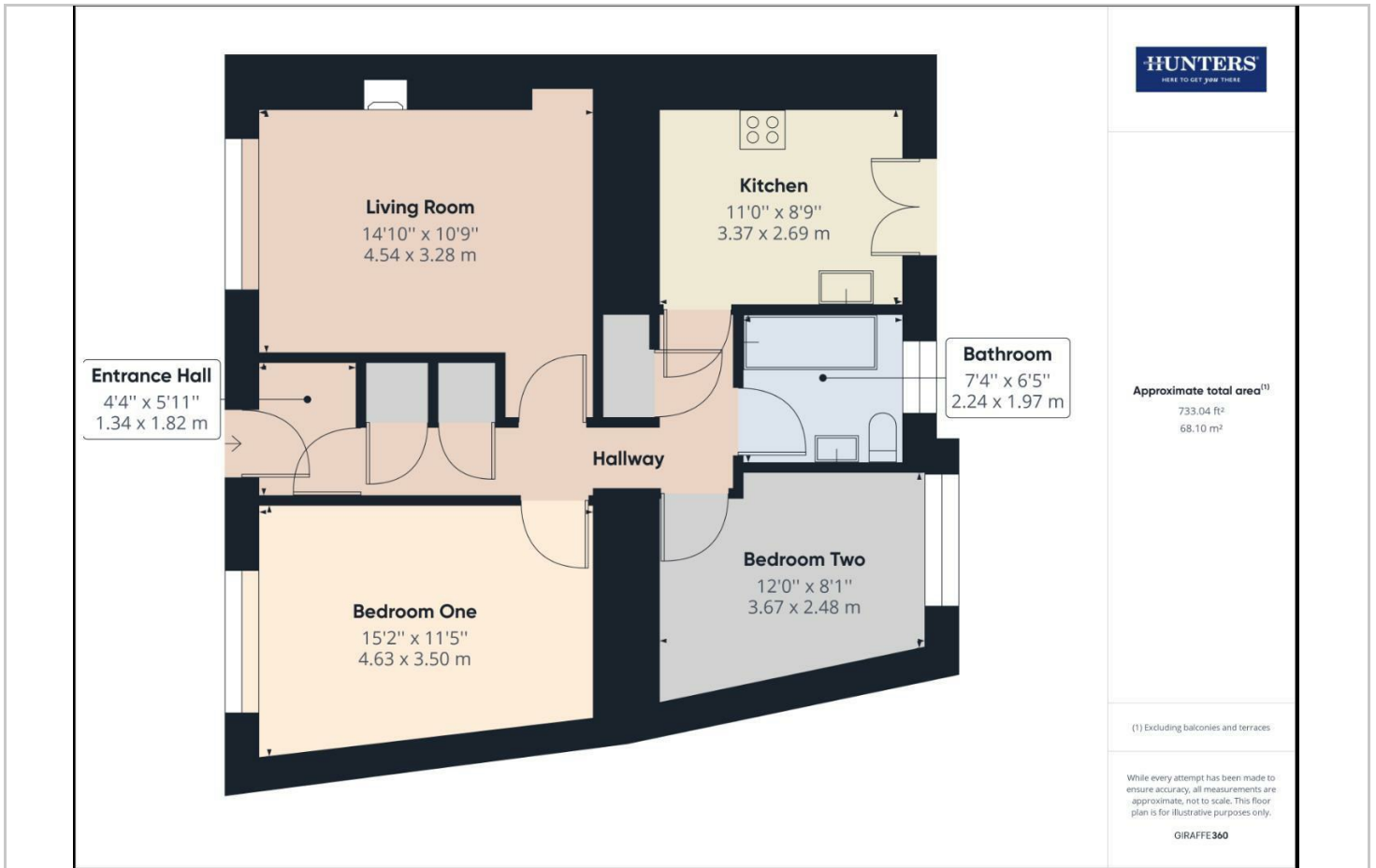
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - stung.haggling.feasts

PLEASE NOTE

The neighbours have a pedestrian right of way over the rear garden to the front of the property.

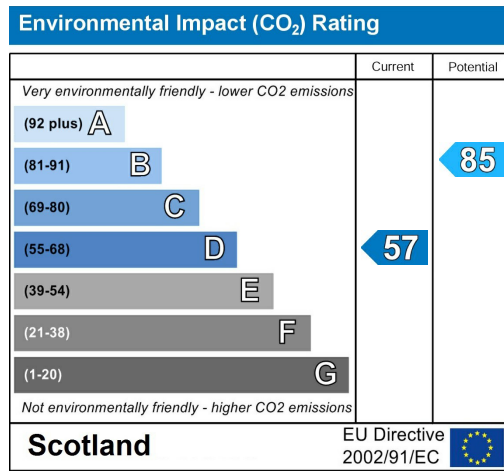
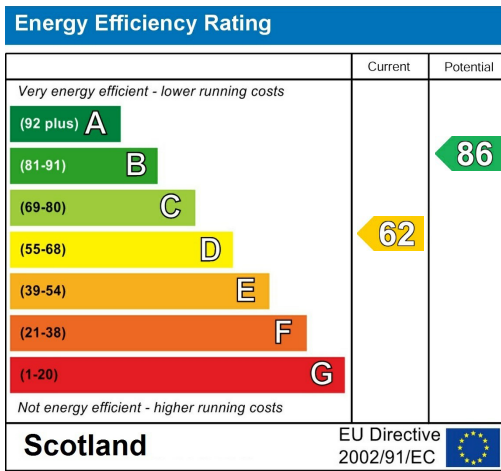
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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56 Warwick Road, Carlisle, Cumbria, CA1 1DR

Tel: 01228 584249 Email:

centralhub@hunters.com <https://www.hunters.c>

