



Broomhouse Road

Lockerbie, DG11 2NA

Guide Price £82,250



- Mid-Terraced House
- Living Room & Dining Kitchen
- First Floor Bathroom
- Communal Parking Area
- Ideal for First Time Buyers & Investors

- Elevated Location with Open Views
- Two Double Bedrooms & Box Room
- Low-Maintenance Rear Garden
- Gas Central Heating & Double Glazing
- EPC - D

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This mid-terraced house enjoys an elevated position allowing wonderful open views over Lockerbie. The property is well proportioned internally with the additional benefit of a low-maintenance and enclosed rear garden. Perfect for first time buyers, young & growing families and investors the property is offered to the market with no onward chain. A viewing comes highly recommended to appreciate the size and aspect of this home.

The accommodation briefly comprises entrance hall, split-level hallway, living room, dining kitchen and rear hallway to the ground floor with a split-level landing, two double bedrooms, box room and bathroom on the first floor. Gas central heating and double glazing. EPC - D and Council Tax Band - B.

Located only a ten minute walk from Lockerbie Town Centre, the property enjoys excellent access to many amenities including local shops, supermarkets, bakeries, cafes and personal beauty salons. Transport links through Lockerbie are excellent, with Lockerbie train station being on the West Coast mainline, the A74(M) being minutes drive away with the additional convenience of regular bus routes around the locality and beyond. Lockerbie Academy is within a short walk, perfect for young & growing families.

ENTRANCE HALL

Entrance door from the front with internal door to the split-level hallway. Under stairs storage cupboard.

SPLIT-LEVEL HALLWAY

Internal doors to the living room, dining kitchen and rear hall. Radiator. Stairs to the first floor.

LIVING ROOM

13'4" x 10'9" (4.06m x 3.28m)

Double glazed window to the front aspect, radiator and inset gas fireplace.

KITCHEN

13'4" x 10'4" (4.06m x 3.15m)

Fitted kitchen with a range of base, wall and drawer units with worksurfaces above and fixed breakfast bar seating area. Freestanding electric oven with extractor unit above. Space and plumbing for a washing machine and dishwasher. Space for an American style fridge-freezer. One and a half bowl stainless steel sink with mixer tap, radiator and double glazed window to the rear aspect.

REAR HALL

External door to the rear garden.

SPLIT-LEVEL LANDING

Stairs up from the ground floor with internal doors to two bedrooms, box room and bathroom.

BEDROOM ONE

13'5" x 10'8" (4.09m x 3.25m)

Double bedroom complete with double glazed window to the front aspect, radiator and built in storage cupboard housing the wall mounted gas boiler.

BEDROOM TWO

10'4" x 9'9" (3.15m x 2.97m)

Double bedroom complete with double glazed window to the rear aspect, radiator and built in wardrobe with double doors. Loft access point.

BOX ROOM

5'9" x 4'5" (1.75m x 1.35m)

Double glazed window to the front aspect.

BATHROOM

8'0" x 7'0" (2.44m x 2.13m)

Three piece suite comprising WC, wash hand basin and bath with electric shower over. Chrome towel rail, extractor fan and obscured double glazed window. Measurements to the maximum points.

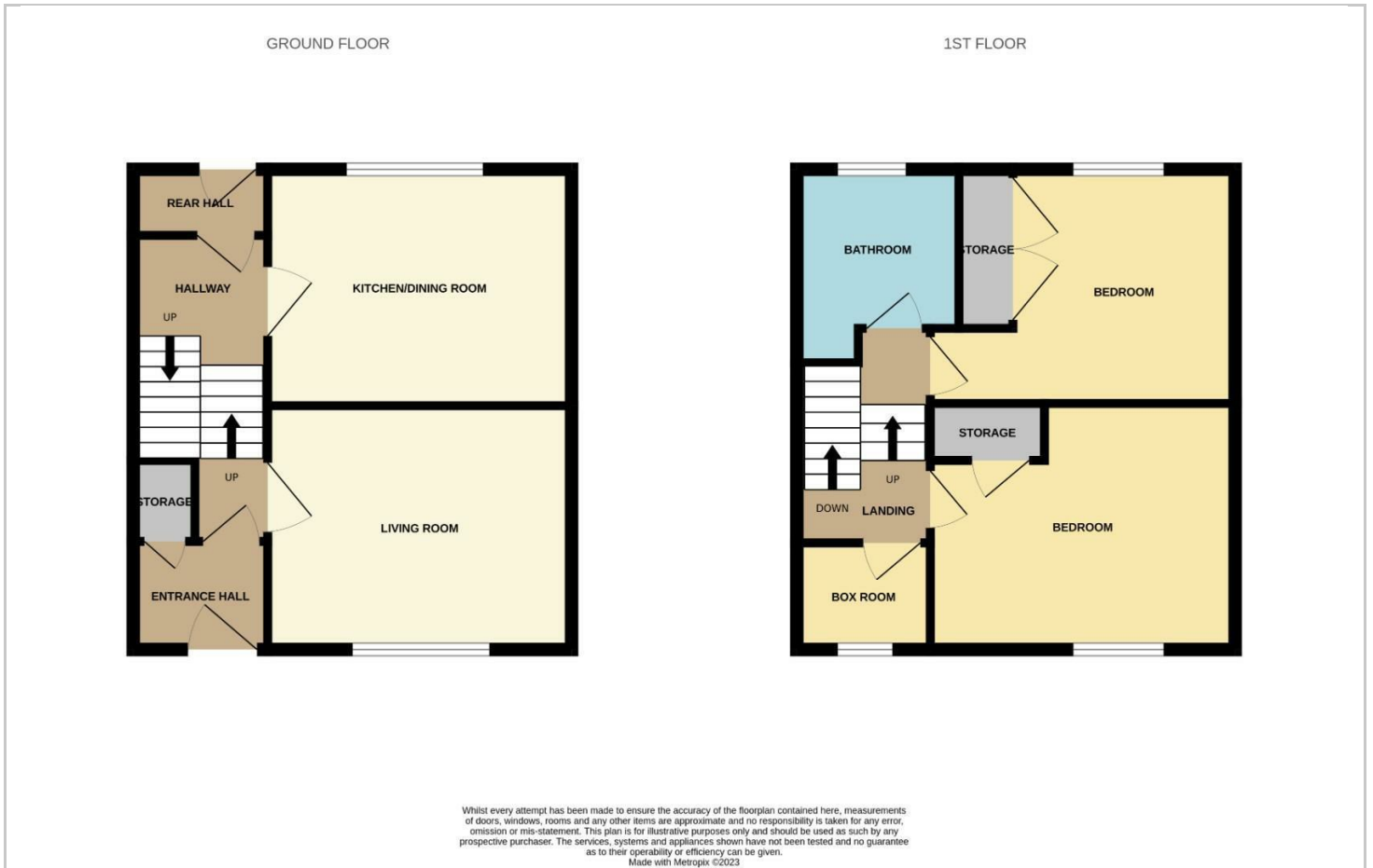
EXTERNAL

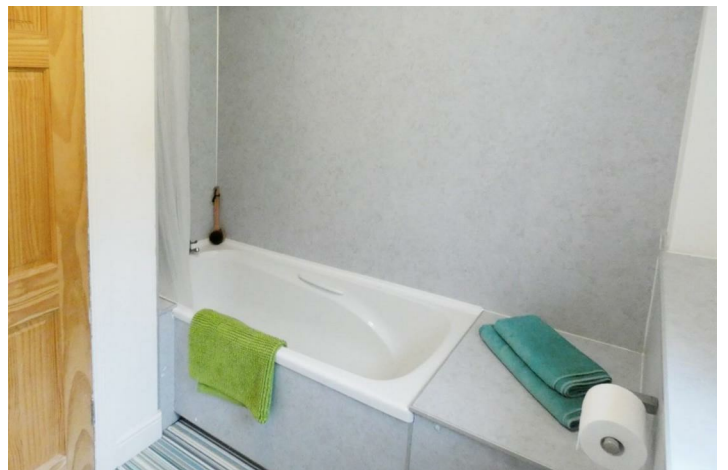
Enclosed rear garden which has been fully paved, benefitting a timber shed, access gate to the rear and cold water tap. Small garden to the front with large communal parking area.

WHAT3WORDS

For the location of this property please visit the [What3Words App](https://www.what3words.com) and enter - saloons.scope.candidate

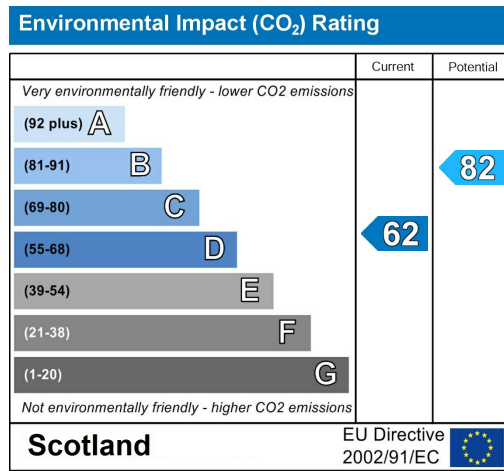
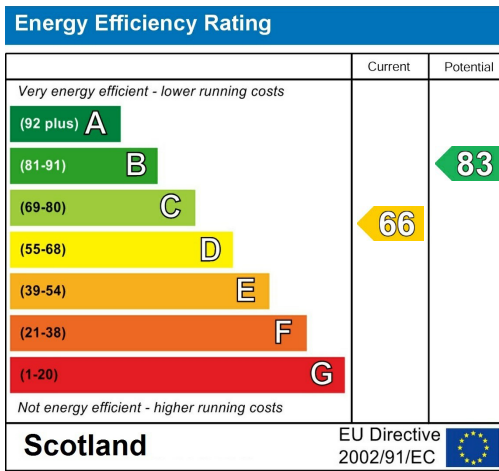
Floorplan







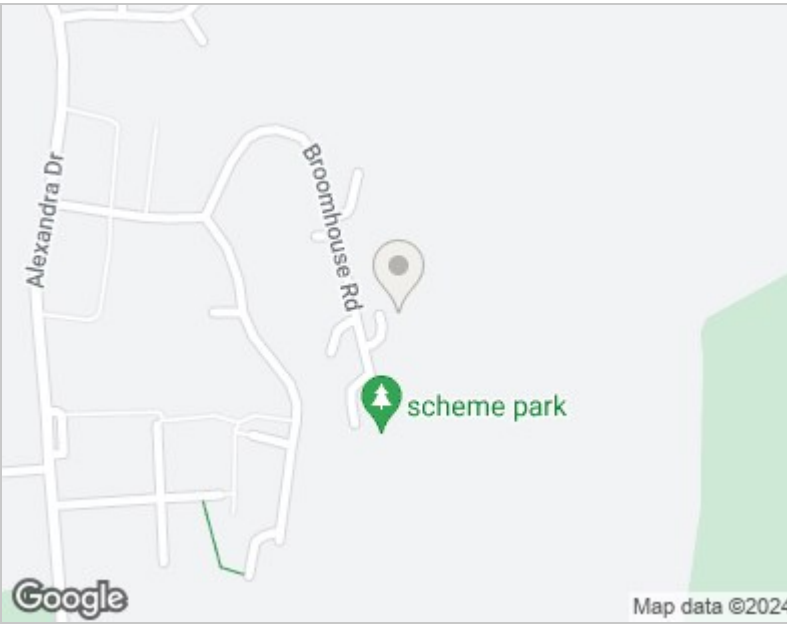
Energy Efficiency Graph



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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