

HUNTERS®

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Livingstone Place

Lockerbie, DG11 2AU

Offers Over £150,000



- Modern Mid-Terrace Property
- Nicely Presented Throughout
- Pretty Living Room with Front Aspect
- Downstairs Bathroom
- Gas Central Heating & Double Glazing

- Deceptively Spacious Accommodation
- Open Plan Dining Kitchen with Velux Windows
- Two Double Bedrooms
- Large Rear Garden & Front Forecourt
- EPC - D

Tel: 01387 245898

Livingstone Place

Lockerbie, DG11 2AU

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This two bedroom property is conveniently located close to Lockerbie town centre and has been nicely upgraded throughout and offered to the market in an excellent condition. Boasting a beautiful open plan dining kitchen with cosy living room, two double bedrooms and a generous rear garden, the property would be perfect for first time buyers or investors. Viewing recommended.

The accommodation briefly comprises entrance hall, hallway, living room, dining kitchen and bathroom to the ground floor with a landing and two double bedrooms on the first floor. Externally the property has a front forecourt and landscaped rear garden. Gas central heating and double glazing throughout. D - TBC and Council Tax Band - B.

Located only a five 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 opening to the hallway.

HALLWAY

Internal doors to the living room and dining kitchen, radiator and stairs to the first floor.

LIVING ROOM

13'0" x 12'4" (3.96m x 3.76m)

Two double glazed windows to the front aspect, radiator, feature exposed-stone wall, recessed spotlights and opening to the dining kitchen.

DINING KITCHEN

20'5" x 10'4" (6.22m x 3.15m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces above. Freestanding range-style cooker, extractor unit, integrated dishwasher, space for a fridge freezer, cupboard housing the gas boiler, radiator, recessed spotlights, internal door to the bathroom, two double glazed Velux windows, double glazed window to the rear aspect and external door to the rear garden. Under-stairs storage with plumbing for a washing machine.

BATHROOM

10'0" x 6'2" (3.05m x 1.88m)

Three piece suite comprising WC, wash hand basin and bath benefitting a mains shower with rainfall shower head over. Double glazed Velux window, extractor fan and radiator.

LANDING

Stairs up from the ground floor hallway with internal doors to two bedrooms. Recessed spotlights and skylight window.

BEDROOM ONE

16'3" x 9'2" (4.95m x 2.79m)

Double glazed window to the front aspect, radiator, recessed spotlights and open-eaves storage cupboard.

BEDROOM TWO

14'2" x 9'7" (4.32m x 2.92m)

Double glazed window to the rear aspect, radiator and recessed spotlights.

EXTERNAL

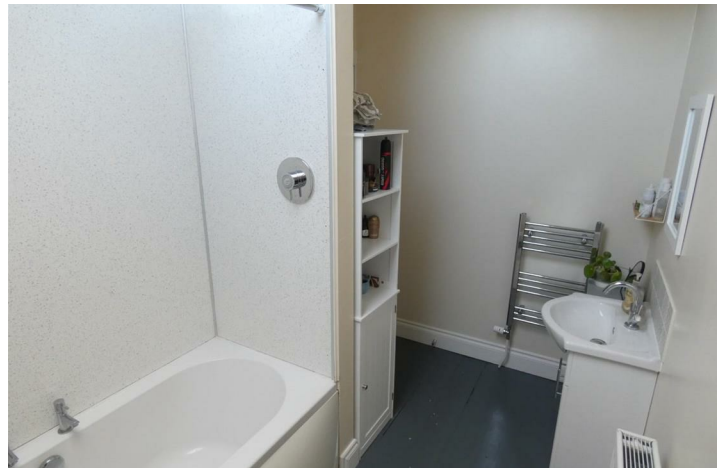
The rear garden is enclosed benefitting two large paved seating areas, lawned garden, timber garden shed and external cold water tap. Front forecourt garden with ample on-street parking. Access to the rear garden is through the neighbours garden along with the neighbours having access through this rear garden.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - tornado.suiting.lorry

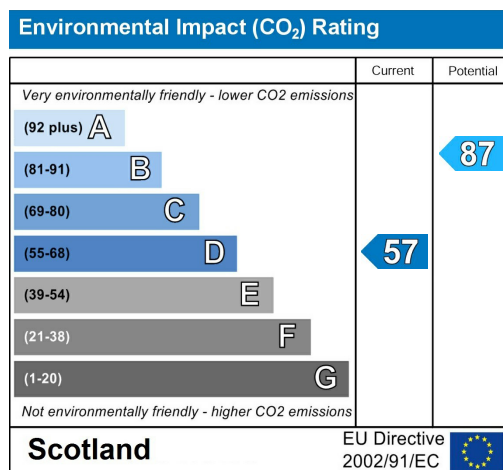
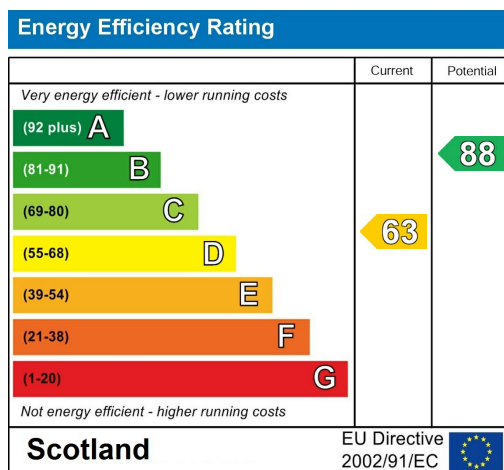
Floorplan







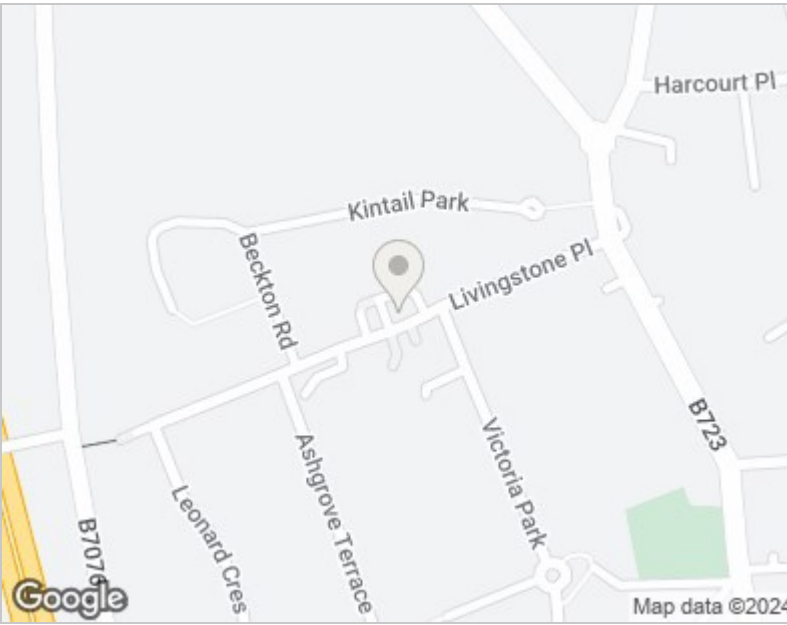
Energy Efficiency Graph



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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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