



Mains Street, Lockerbie

, DG11 2DQ

Guide Price £235,000



Mains Street, Lockerbie

DESCRIPTION

REDUCED TO SELL *** Situated in the heart of Lockerbie is this detached, double fronted house that is boasting spacious and versatile accommodation that is in a move in condition. The beautiful open plan living and dining room is the heart of the home and overlooking the generous rear garden. Viewing recommended.

The accommodation briefly comprises entrance hall, living room, dining room, breakfast kitchen, family room, rear hall, utility room and cloakroom/WC to the ground floor. To the first floor is 4 bedrooms and the family bathroom. Externally the property has a front forecourt, driveway leading to the garage, to the rear is an enclosed well established and generous garden. The property is benefiting from gas central heating and double glazing. Energy Rating - TBC and Council Tax Band - F.

Located within the heart of the 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.



ROOMS

Ground Floor

Entrance Hall

Living Room

Front facing reception area with window to the front elevation, incorporating radiator, feature fireplace with inset stove and hearth.

Dining Room

Rear facing reception with patio doors leading into the rear garden incorporating radiator.

Breakfast Kitchen

Incorporating fitted base and wall units with complimentary worksurface over, 4 ring gas hob with extractor above, eyelevel double oven, sink unit, breakfast bar, window and radiator.

Rear Hall

With stable door leading to the side elevation and radiator.

Cloakroom/WC

Incorporating WC, vanity wash hand basin and window.

Utility

Incorporating plumbing for a washing machine, space for a tumble dryer, central heating boiler and window.

First Floor

Half Landing

Incorporating storage cupboard.

Bedroom 1

Rear facing bedroom with window and radiator.

Bedroom 4

Rear facing bedroom with window, radiator and 2 built in storage cupboards.

Bathroom

Incorporating 4 piece suite comprising of panelled bath, pedestal wash hand basin, walk in mains shower area, WC, window and heated towel rail.

Main Landing

Study/Storage Area

Incorporating double glazed roof window.

Bedroom 2

Front facing bedroom Incorporating window and radiator

Bedroom 3

Front facing bedroom with window and radiator

Externally

The property is benefiting from a gated forecourt area to the front, driveway to the side leading to the garage. Mature, well established generous garden. Greenhouse.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1662.19 ft²

154.42 m²

Reduced headroom

8.57 ft²

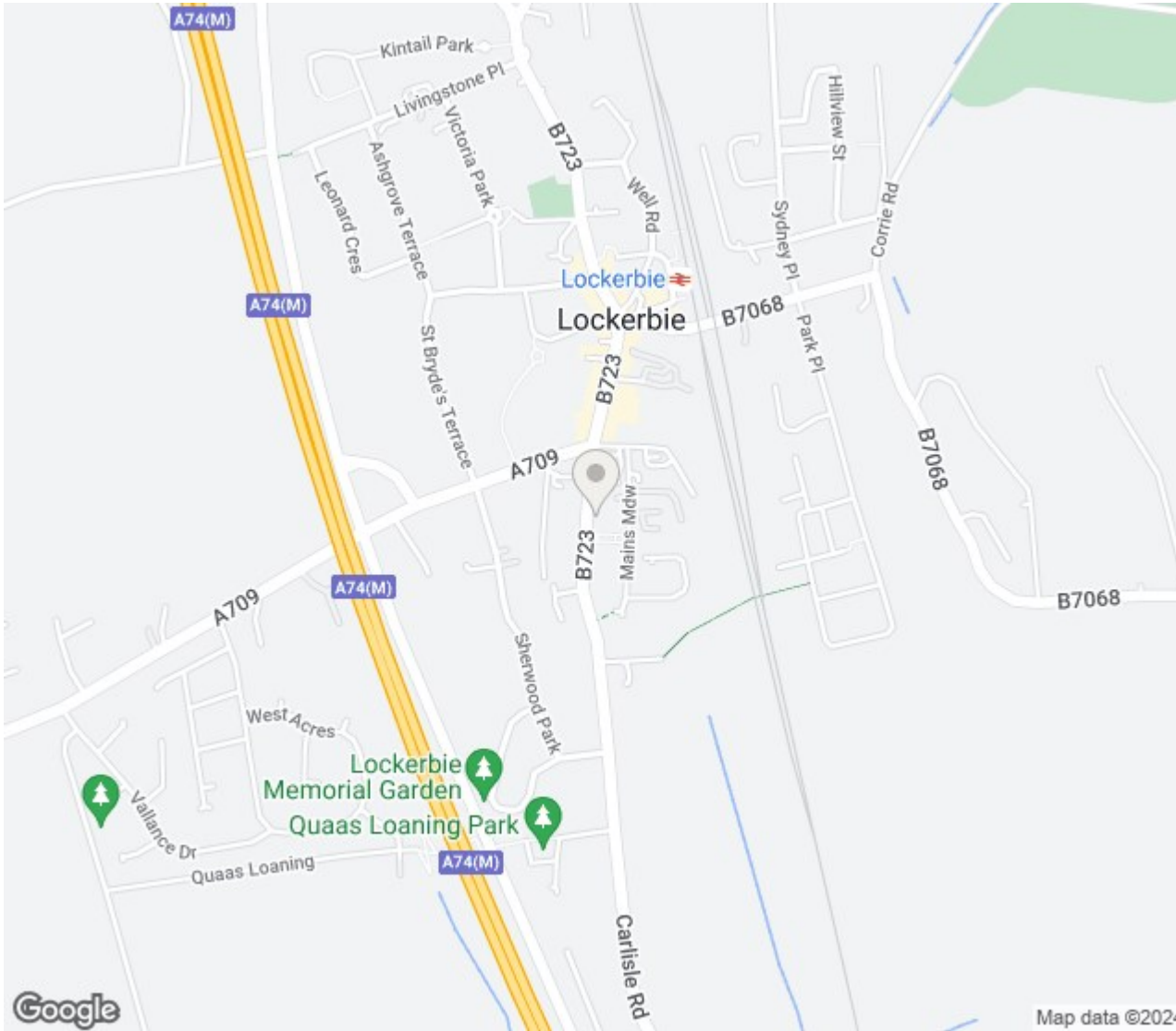
0.8 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





ENERGY PERFORMANCE CERTIFICATE

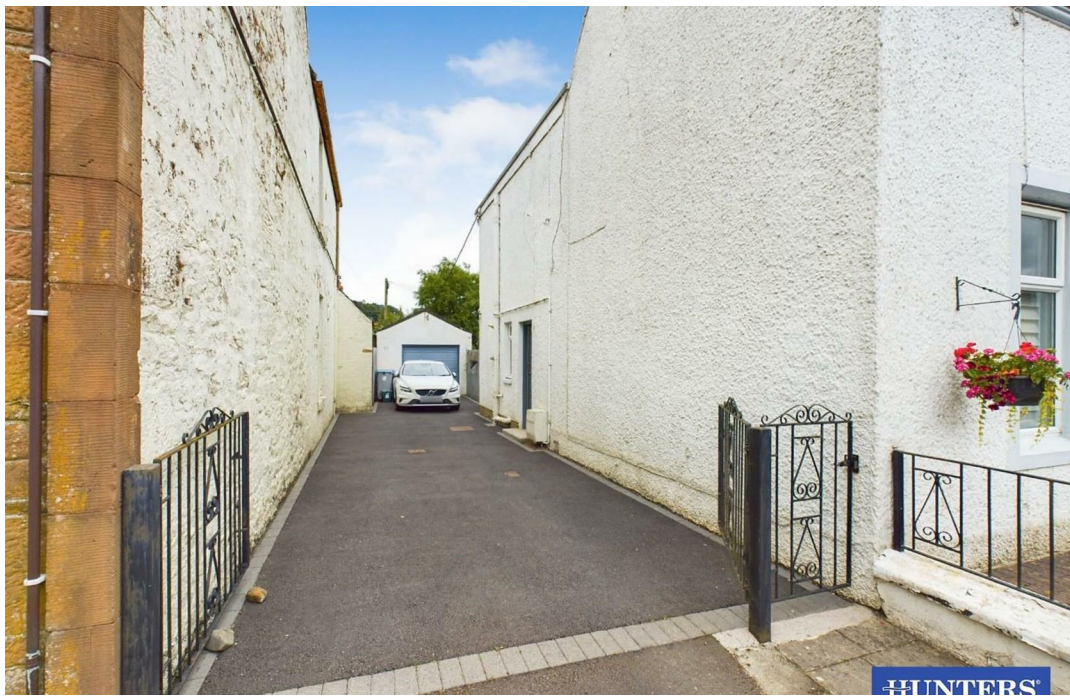
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive	

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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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.