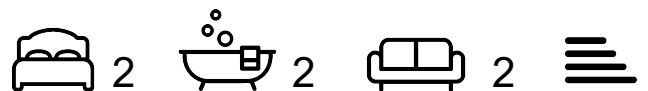




## 3 Langshaw House

Kirtlebridge, Lockerbie, DG11 3LS

Offers Over £135,000



- Semi-Detached Bungalow
- Open Plan Kitchen/Living Room
- Sunroom with Raised Composite Decking
- Family Bathroom
- Air Source Heat Pump

- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Two Double Bedrooms with Master En-Suite
- Enclosed Garden & Off-Road Parking
- EPC - C.

# 3 Langshaw House

Kirtlebridge, Lockerbie, DG11 3LS

Offers Over £135,000



Beautifully presented throughout and ready for the new owners to move straight in is this two bedroom semi-detached bungalow, located on the outskirts of Kirtlebridge and with easy access of the A74(M) and surrounding towns and villages. Internally the home offers a modern layout and is complete with an open-plan kitchen/living room with adjoining sunroom, two double bedrooms with the master bedroom boasting an en-suite. Externally, the easy to manage gardens include a lawned garden plus a raised composite deck which enjoys a lovely outlook over the Dumfrieshire countryside. A viewing is highly recommended to appreciate.

The accommodation, which has central heating via air-source heat pump and double glazing throughout, briefly comprises an entrance hall, hallway, open-plan kitchen/living room, sunroom, two double bedrooms, master en-suite and family bathroom internally. Externally there are gardens and off-road parking. EPC - C and Council Tax Band - B.

The village of Kirtlebridge is pleasantly situated within South West Scotland, just off the A74(M) approximately 9 miles south of Lockerbie and 5 miles north of Annan. The village itself enjoys 'The Village Inn' public house along with the benefit of regular bus service. For a wider range of amenities including supermarkets, bakeries, butchers, hair salons and schools, these can be found within the short drive to Lockerbie or Annan. For commuting, the A74(M) is directly accessible at Eaglesfield with rail links being found within Lockerbie, providing direct access toward Glasgow/Edinburgh or London via the West Coast Mainline.

## ENTRANCE HALL

Entrance door from the front, radiator and opening to the hallway.

## HALLWAY

Internal doors to the open-plan kitchen/living room, two bedrooms and bathroom, built-in cupboard with hot water cylinder internally, radiator and loft access point. We have been advised the loft benefits a pull-down ladder, boarding and lighting.

## OPEN-PLAN KITCHEN/LIVING ROOM

Kitchen Area:

Contemporary fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, anthracite one bowl sink with mixer tap, integrated washer dryer, space for a fridge freezer, under-counter lighting, recessed spotlights and a double glazed window to the side aspect.

Living Area:

Opening to the sunroom and radiator.

## SUNROOM

Double glazed windows to two sides with double glazed French doors to the raised decking area.

## MASTER BEDROOM

Double glazed window to the front aspect, radiator and internal door to the en-suite.

## EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower. Chrome towel radiator, recessed spotlights and extractor fan.

## BEDROOM TWO

Double glazed window to the front aspect, double glazed window to the side aspect and radiator.

## FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bathtub. Tiled splashbacks, chrome towel radiator, recessed spotlights, extractor fan and two obscured double glazed windows.

## EXTERNAL

Benefitting an enclosed garden area to the front & side of the property with picket-fence to the boundary. The garden is predominantly lawned with some young shrubs and trees throughout. A raised composite decking area is located directly outside the French doors to the sunroom which enjoy views North over the Dumfriesshire countryside. Additionally, there is also a timber garden shed, cold water tap and double power socket externally. An area of tarmac allows off-road parking for two vehicles. The air-source heat pump is located to the rear of the property.

## WHAT3WORDS

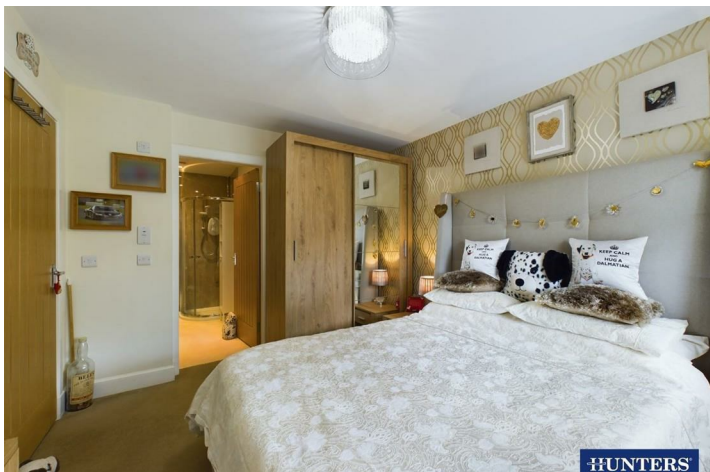
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - entire.daydream.yards

## PLEASE NOTE

The property is Grade B listed. We would like to advise prospective buyers it has been disclosed that local authority consents were not obtained in respect of the installation of UPVC windows and UPVC Sunroom. However, the seller shall provide a policy of title indemnity insurance for the benefit of the purchaser in respect of these works.

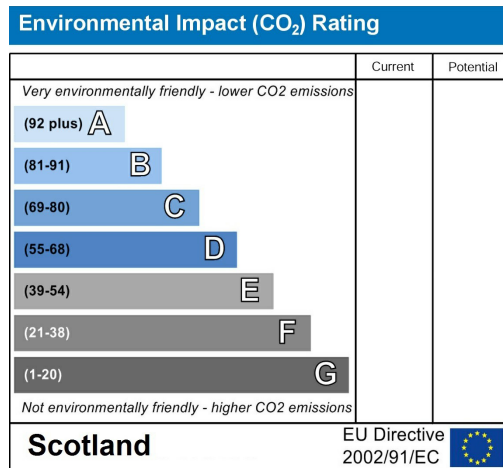
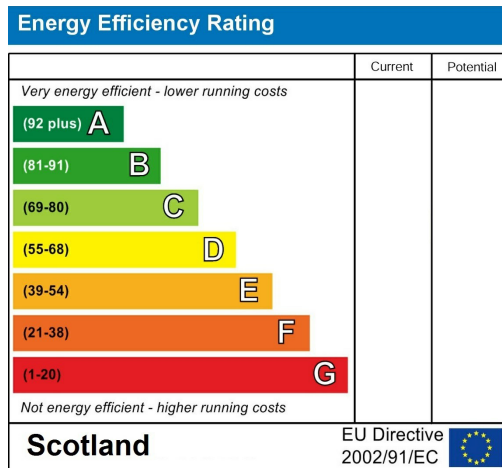
# Floorplan







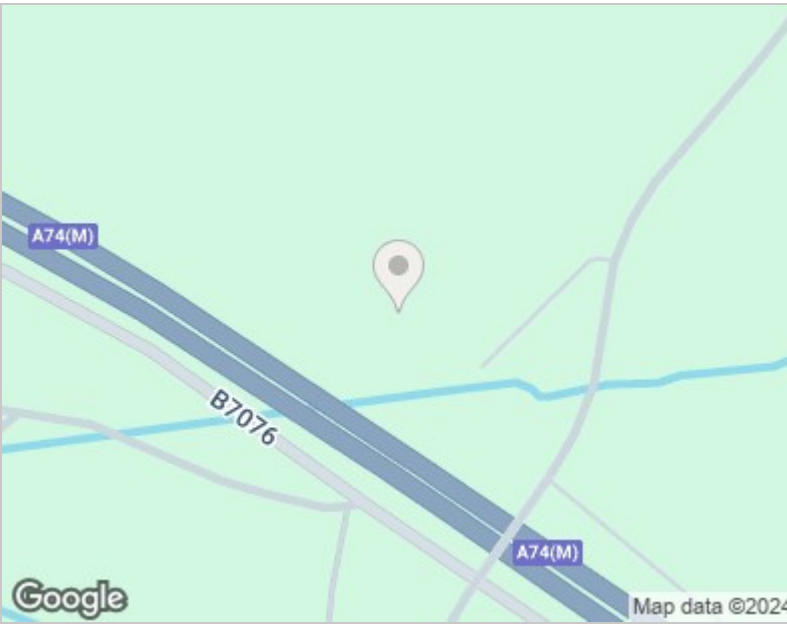
## Energy Efficiency Graph



## 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



**HUNTERS**  
HERE TO GET you THERE

Tel: 01387 245898



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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