



West Acres, Lockerbie

, DG11 2EL

Offers Over £285,000



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West Acres, Lockerbie

DESCRIPTION

Welcome home!

A fantastic opportunity to purchase a pristine detached family home, located in one of Lockerbie's most desirable areas and within walking distance to the heart of Lockerbie. This immaculately presented four double bedroom detached house is beautifully presented to the highest of standards and specification throughout. Providing an abundance of space for family living and entertaining, with the highlight being the wonderful open-plan dining kitchen which is complete with two sets of French doors leading into the rear and side gardens. A viewing is truly imperative to appreciate the property and the location.

The modern accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance hallway, living room with internal open plan dining kitchen, rear hall with utility room and cloakroom/WC to the ground floor. Galleried landing, four double bedrooms with master en-suite shower room and family bathroom on the first floor. Externally the property extensive off site parking, low-maintenance gardens to the front, side and rear. EPC - C and Council Tax Band - F.

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.



ROOMS

Entrance Hallway

Welcoming entrance hallway with galleried landing approached through a double-glazed door with a full-length double-glazed side panel, incorporating a radiator,

Living Room

A front-facing reception room with a bay-fronted, double-glazed window, featuring a radiator and an electric fire with a stylish surround and hearth, creating a focal point to the room.

Dining Kitchen

A dual-aspect, stylish dining kitchen showcasing a beautiful Shaker-style fitted kitchen with complementary work surfaces. Incorporating a four-ring electric hob with a chimney hood extractor, a double oven below, an integrated dishwasher, and a 1.5 bowl sink unit. Two radiators provide warmth, while a double-glazed window at the rear elevation and double-glazed French doors open to both the rear and side gardens, offering plenty of natural light and outdoor access.

Rear Hall and Utility Room

Incorporating a double-glazed door leading to the rear garden. The utility area includes plumbing for an automatic washing machine, space for a tumble dryer, a complementary work surface over with a sink unit, and a fitted base unit. below A built-in storage

cupboard and a double-glazed window to the side elevation.

Cloakroom/WC

A spacious cloakroom with potential for adding a shower enclosure. It includes a wash hand basin, WC, radiator, and a double-glazed window.

Integral Garage

Featuring an electric roll-top door, lighting, and power points, this garage also houses the central heating boiler and offers fantastic potential for further development, subject to relevant planning permission

Galleried Landing

The landing includes loft access via a pull-down ladder, a double-glazed Velux window above the staircase, and a radiator.

Bathroom

A four-piece suite comprising of a panel bath with a waterfall mixer tap and handheld shower hose, a mains-supply shower enclosure, a wash hand basin, and a WC. A heated towel rail and double-glazed Velux window.

Master Bedroom

A front-facing bedroom with a double-glazed window to the front elevation, fitted wardrobes with sliding mirrored doors, and a radiator,

Ensuite Shower Room

Includes a mains shower enclosure, a vanity unit with storage, WC, double-glazed Velux window, and a heated towel rail.

Bedroom 2

Front facing bedroom with double-glazed window to the front elevation, fitted wardrobes with sliding mirrored doors,, and a radiator.

Bedroom 3

Rear facing bedroom with double-glazed window to the rear elevation and a radiator.

Bedroom 4

Rear facing bedroom currently used as a sitting room, incorporating a double-glazed window to the rear elevation and a radiator.

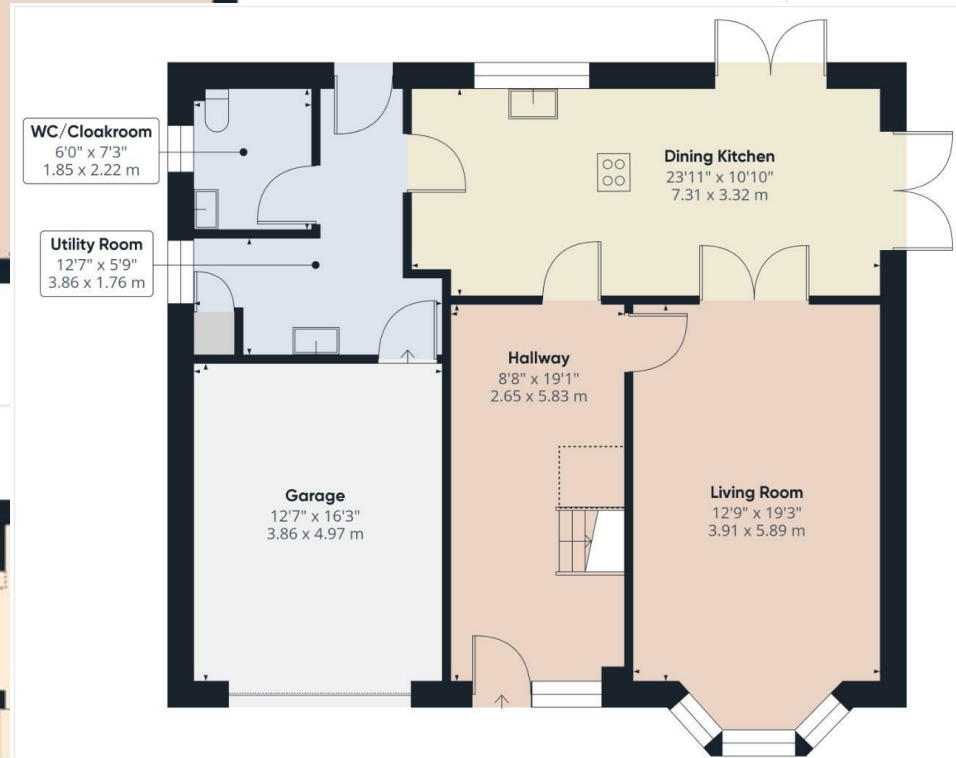
Externally

To the front of the property is laid lawn with shrubbery border with generous driveway providing onsite parking continuing to the side elevation for numerous cars. To the rear elevation, there is a large, paved entertainment space, perfect for outdoor gatherings. This leads to the side garden, which features a well-maintained lawn and continues to a paved patio seating area, offering additional space for relaxation or entertaining.





Ground Floor



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1037.11 ft²
96.35 m²

Reduced headroom
104.73 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Reduced headroom
----- Below 5 ft/1.5 m

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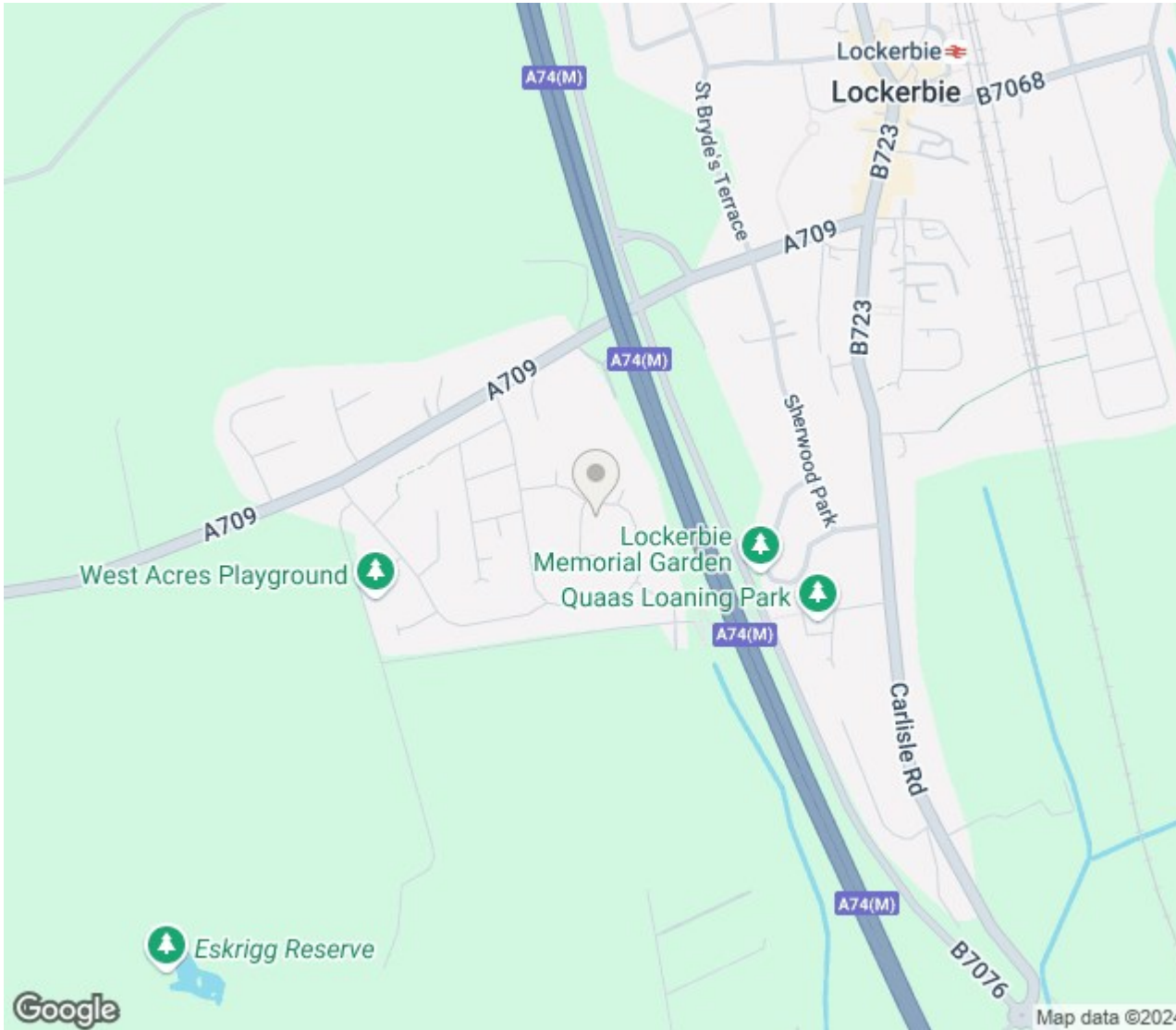
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive	

Thinking of Selling?

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