



Somerton Gardens

Lockerbie, DG11 2SB

Offers Over £250,000



- Spacious Detached Bungalow within a Cul-De-Sac Setting
- Living Room & Dining Room
- Three Good-Sized Bedrooms
- Front Garden & Low-Maintenance Rear Garden
- Gas Central Heating & Double Glazing
- Popular Area of Lockerbie, Ten Minutes Walk to the Town Center
- Spacious Kitchen
- Family Bathroom & Master En-Suite Shower Room
- Ample Off-Road Parking & Attached Garage
- EPC - C

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This deceptively spacious detached bungalow offers an excellent property for those searching the market for an easy-living and forever home. Offered to the market with no ongoing chain and in a condition where the new owners can move straight in and add their personal touches over time, the property boasts two reception rooms, spacious kitchen, three good-sized bedrooms and both a master en-suite shower room and four-piece family bathroom. For additional convenience, there is an attached single garage, generous driveway and the rear garden is low-maintenance and enjoying an elevated outlook. Ideally placed to the Southern side of Lockerbie and within a cul-de-sac setting, there is an ease of access to the towns amenities and transport links. Contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen, three bedrooms, en-suite and bathroom internally. Externally there is off-road parking, attached garage and gardens to the front and rear. EPC - C and Council Tax Band - E.

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.

GROUND FLOOR:

HALLWAY

Entrance door from the side driveway, internal doors to the living room, kitchen, three bedrooms and bathroom, radiator, loft access point and two built-in cupboards, one housing the water cylinder.

LIVING ROOM

15'5" x 11'9" (4.70m x 3.58m)

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and an internal door to the dining room.

KITCHEN

11'3" x 10'6" (3.43m x 3.20m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric double oven, gas hob, extractor unit, integrated dishwasher, integrated fridge freezer, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, under-counter lighting, radiator, double glazed window to the side aspect, internal door to the dining room and an external door to the side garden.

DINING ROOM

10'7" x 8'1" (3.23m x 2.46m)

Double glazed window to the front aspect and a radiator.

MASTER BEDROOM

10'10" x 10'7" (3.30m x 3.23m)

Double glazed window to the rear aspect, radiator, built-in wardrobe with double doors and an internal door to the en-suite.

MASTER EN-SUITE

7'2" x 4'2" (2.18m x 1.27m)

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mains shower. Tiled splashbacks, radiator, recessed spotlights, extractor fan and an obscured double glazed window. Measurements to the maximum points.

BEDROOM TWO

11'9" x 9'8" (3.58m x 2.95m)

Double glazed window to the rear aspect, radiator and a built-in wardrobe with double doors.

BEDROOM THREE

9'3" x 8'3" (2.82m x 2.51m)

Double glazed window to the side aspect and a radiator.

BATHROOM

10'7" x 4'10" (3.23m x 1.47m)

Four piece suite comprising a WC, pedestal wash hand basin, bath and shower enclosure with mains shower. Part-tiled walls, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL

Front Garden & Driveway:

To the front of the property is a lawned garden with a small selection of trees/shrubs. A paved pathway allows access down the side of the property towards the side garden area. There is a large block-paved driveway to the side of the property, allowing off-road parking for two vehicles, with access from here into the hallway and garage. An additional access gate to the side of the garage to the rear garden.

Side/Rear Garden:

The rear garden is low-maintenance, being half paved and half gravelled with a selection of mature shrubs and bushes throughout. The rear garden enjoys an elevated open outlook over the B7076 and A74(M) towards open green fields. The side garden area is fully paved and has steps to the kitchen access door.

GARAGE

16'7" x 9'7" (5.05m x 2.92m)

Electric roller garage door, pedestrian access door, wall-mounted gas boiler, power and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - liability.protrude.mailer

Floorplan

GROUND FLOOR



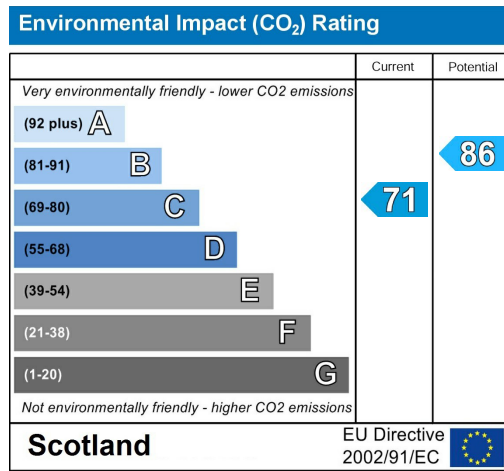
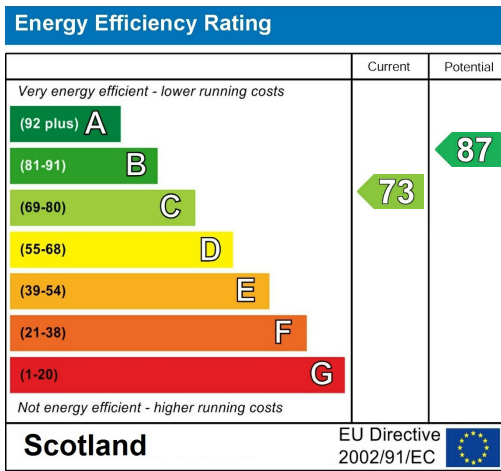
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon has been copied and no guarantee as to their operability or efficiency can be given.
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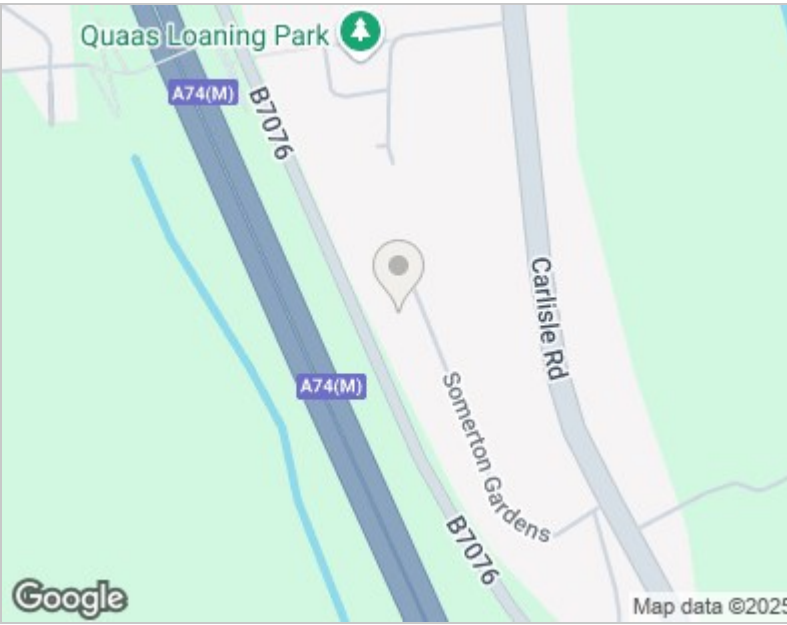
Energy Efficiency Graph



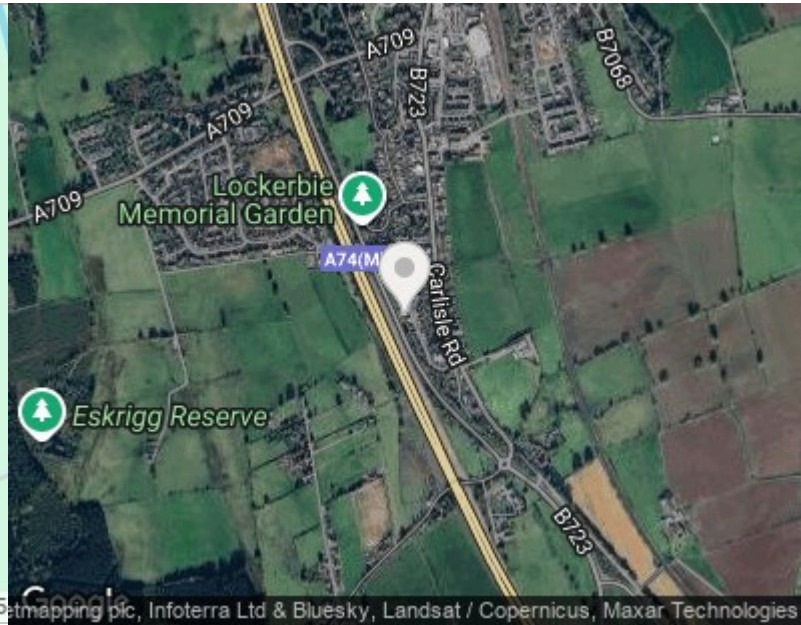
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

