



Queen Street

Lochmaben, Lockerbie, DG11 1PP

Offers Over £140,000



- End-Terrace Cottage
- Convenient Village Location
- Large Kitchen with Garden Access
- Two Double Bedrooms
- Enclosed Rear Garden with Lawn & Decking

- Large Attached Workshop/Garage
- Nicely Presented Throughout
- Living Room with Front Aspect Window
- Three-Piece Bathroom
- EPC - D

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There is so much more to this charming cottage than meets the eye! Ideally positioned in the heart of Lochmaben, this well presented two-bedroom end-terrace cottage offers a fantastic blend of comfort, character, and potential. The property is move-in ready, allowing new owners to settle in and enjoy immediately, with the added benefit of no ongoing chain for a smooth and hassle-free purchase. A real highlight is the generous rear garden - a perfect space for relaxation or outdoor entertaining. Additionally, the substantial attached workshop/garage provides a variety of uses, from a functional workspace to extra storage, or even a potential conversion to further extend the internal accommodation (subject to necessary permissions).

With excellent scope to add your own stamp and create your ideal home, this delightful property is not to be missed,

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen, two double bedrooms and bathroom internally with an enclosed rear garden and a large attached outbuilding/garage. EPC - D and Council Tax Band - B.

Located moments from the heart of Lochmaben and within a short stroll from Kirk Loch, one of Lochmabens' three beautiful lochs. The town itself has amenities including a convenience store, café, bakery, pharmacy, medical practice, dentist, primary school and church. For those looking for a more relaxed lifestyle, the Lochmaben Golf Course is an 18 hole course, set around the Kirk Loch, with a beautiful picturesque backdrop along with a bowling green, sailing club and tennis court. The larger town of Lockerbie is accessible within 4 miles, which includes Lockerbie train station, part of the West Coast mainline and Dumfries can be reached within 7 miles and Carlisle within 29 miles. There is easy access to the A74(M) at Lockerbie and the A75 at Annan and Dumfries.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, two bedrooms and bathroom, radiator, recessed spotlights and a double glazed window to the front aspect.

LIVING ROOM

Double glazed window to the front aspect, radiator, electric fire and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator, recessed spotlights, internal door to the attached workshop/garage, external door to the rear garden, double glazed window to the side aspect and a double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the front aspect and a radiator.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and a loft-access point.

BATHROOM

Three piece suite comprising a WC, vanity wash hand basin and bath with electric shower over. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and a double glazed window to the rear aspect.

EXTERNAL:

Front:

Ample parking is available on-street to the front.

Rear Garden:

Enclosed rear garden benefitting a large lawned garden with mulch-border and a timber decked seating area. Access from the rear garden via gate to the rear lane and additionally, a pedestrian

access door into the attached workshop/garage. External cold water tap to the rear elevation.

ATTACHED WORKSHOP/GARAGE

Vaulted roof with exposed beams, power, lighting, double garage doors, two pedestrian access doors and a window.

WHAT3WORDS

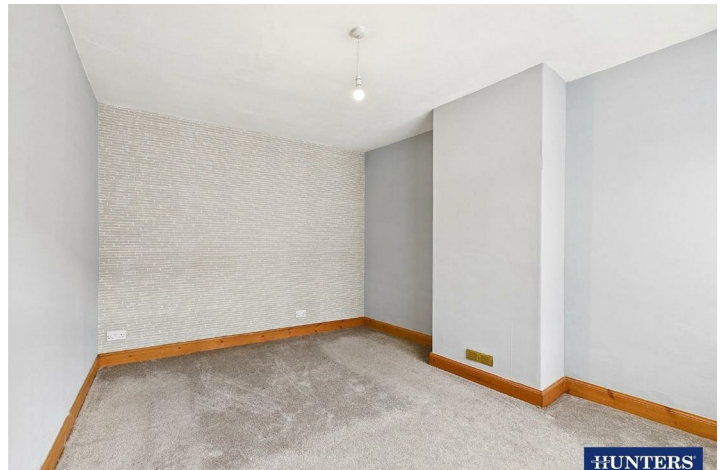
For the location of this property please visit the [What 3 Words App](#) and enter - conveying.vocals.unwraps

HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

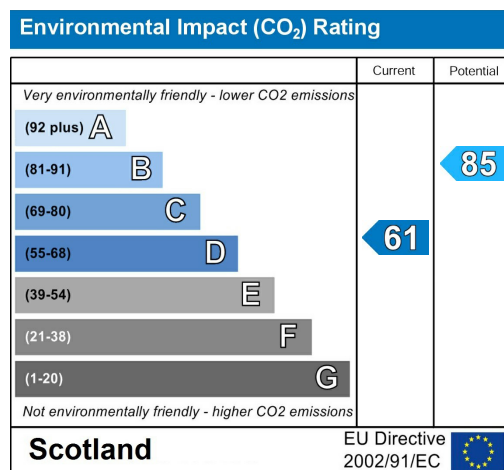
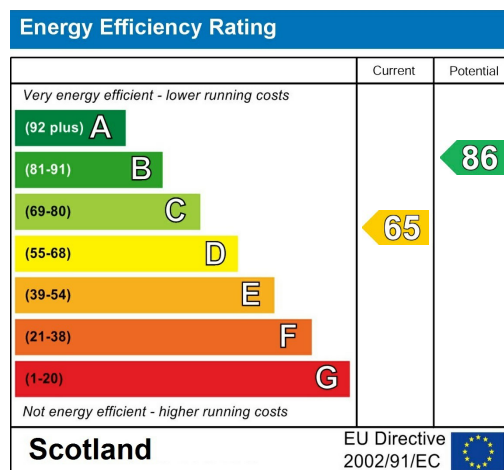
Floorplan







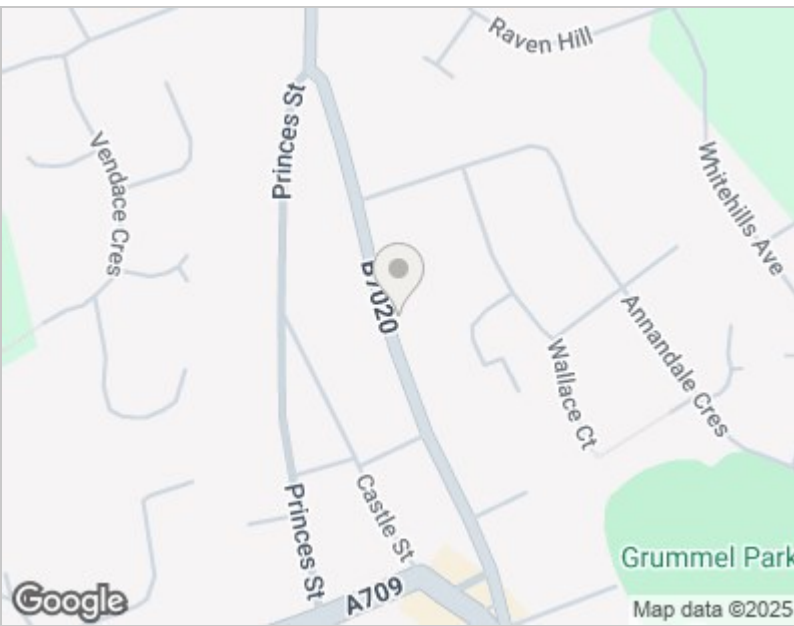
Energy Efficiency Graph



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.

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