



Haas Grove

Lockerbie, DG11 2QP

Offers Over £270,000



- Spacious Detached Bungalow on an Elevated Corner Plot
- Large Open-Plan Kitchen Dining Room with Breakfast Bar & Integrated Appliances
- Three Double Bedrooms, All with Built-In Wardrobes
- Thoughtfully Landscaped Rear Garden & Large Front Garden
- Detached Garage ideal for Storage or Workshop Use
- Popular Area to the Outskirts of Lockerbie Town
- Bright & Inviting Living Room
- Stylish Four-Piece Family Bathroom
- Large Driveway & Additional Level Parking Space
- EPC - C

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Property launch on Thursday 30th October between 3pm and 4:30pm, please contact Hunters for your private viewing.

Offering an abundance of internal accommodation and nicely positioned on an elevated corner plot, this impressive three-bedroom detached bungalow with garage and large driveway offers a move-in condition and versatile home, appealing to an array of purchasers. Day-to-day living will be a dream, with a large open-plan kitchen dining room with integrated appliances, breakfast bar and an adjoining utility, a bright and inviting living room, three double bedrooms all with built-in wardrobes, along with a sleek four-piece family bathroom, there is ample space for the whole family to live in true harmony. Stepping outside, the tiered rear garden has been thoughtfully landscaped to provide multiple areas for relaxation, play, and outdoor entertaining, while the front garden features a traditional lawn with a paved entrance, enhancing the property's kerb appeal. Further benefits include a large driveway to the side, an additional level parking area, and a detached garage offering versatility for storage or workshop use. Nicely positioned in a popular area to the outskirts of Lockerbie, this fantastic home is not to be missed. Contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen dining room, utility room, WC/cloakroom, three bedrooms and family bathroom internally. Externally there is off-street parking, a detached garage and gardens to the front and rear.

EPC - C and Council Tax Band - E.

Lockerbie is a charming and well-connected market town in Dumfries and Galloway, known for its welcoming community and convenient location. The town provides a wide range of amenities to suit everyday needs, including supermarkets, independent shops, cafés, restaurants, and essential services, alongside both primary and secondary schools. Residents also benefit from local healthcare services, banks, and a selection of specialist retailers, making day-to-day life straightforward and convenient. Transport connections are particularly strong, with Lockerbie railway station on the West Coast Main Line offering regular services to Glasgow, Edinburgh, and Carlisle, while the nearby M74 provides excellent road links north and south. Regular bus routes serve the town and surrounding areas, adding further ease of travel. Its central location and excellent connectivity make Lockerbie an ideal base for commuting, accessing wider services, or exploring the scenic countryside and attractions of Dumfries and Galloway.

Tel: 01387 245898

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and a designer radiator.

HALLWAY

Internal doors to the living room, kitchen dining room, three bedrooms and family bathroom, loft-access point, radiator, recessed spotlights and a walk-in cupboard with lighting internally.

LIVING ROOM

Double glazed window to the front aspect, radiator and a fireplace with electric fire.

KITCHEN DINING ROOM

Kitchen Area:

Fitted kitchen with breakfast bar peninsula, comprising a range of base, wall, drawer and tall units with matching worksurfaces and upstands above. Two integrated eye-level electric ovens, five-burner gas hob, extractor unit, integrated dishwasher, integrated fridge freezer, one bowl ceramic sink with mixer tap, under-counter lighting, and a double glazed window to the rear aspect.

Dining Area:

Double glazed window to the rear aspect, radiator and an internal door to the utility room.

UTILITY ROOM

Fitted worksurface, space and plumbing for a washing machine, space for a tumble drier, radiator, internal door to the WC/cloakroom, external door to the rear garden, and a walk-in cupboard with lighting and wall-mounted gas boiler internally.

WC/CLOAKROOM

Two piece suite comprising a WC and corner wash hand basin. Tiled splashback and an obscured double glazed window.

BEDROOM ONE

Double glazed window to the front aspect, radiator and a fitted wardrobe with triple sliding doors.

BEDROOM TWO

Double glazed window to the front aspect, radiator and two fitted wardrobes with double doors.

BEDROOM THREE

Double glazed window to the rear aspect, radiator and a fitted wardrobe with triple sliding doors.

FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, corner bathtub with hand shower attachment and a corner shower enclosure with mains shower unit. Tiled splashbacks above the bathtub and wash basin, boarded splashbacks within the shower enclosure, radiator, recessed spotlights and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property lies a generous, elevated lawned garden with mature bushes, complemented by a beautifully paved entrance area featuring pathways, steps, and a veranda with metal railings at the front door. A large driveway to the side provides ample parking for multiple vehicles, offering access to the detached garage and a gated entrance to the rear garden. In addition, a further level parking area has been created within the front garden, providing space for one additional vehicle.

Rear Garden:

To the rear is a beautifully landscaped and tiered garden, offering multiple areas for outdoor relaxation and entertaining. The lower tier features a paved pathway providing access around the bungalow, including entry to the utility room and steps leading up to the mid-tier. The mid-tier garden boasts a generous paved seating area with external lighting and glass balustrades, alongside a spacious gravelled area and steps ascending to the upper tier, which is mainly laid to lawn and complemented by mature shrubs and hedging.

GARAGE

Manual up and over garage door, pedestrian access door, power and lighting.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - crouching.twinge.pillow

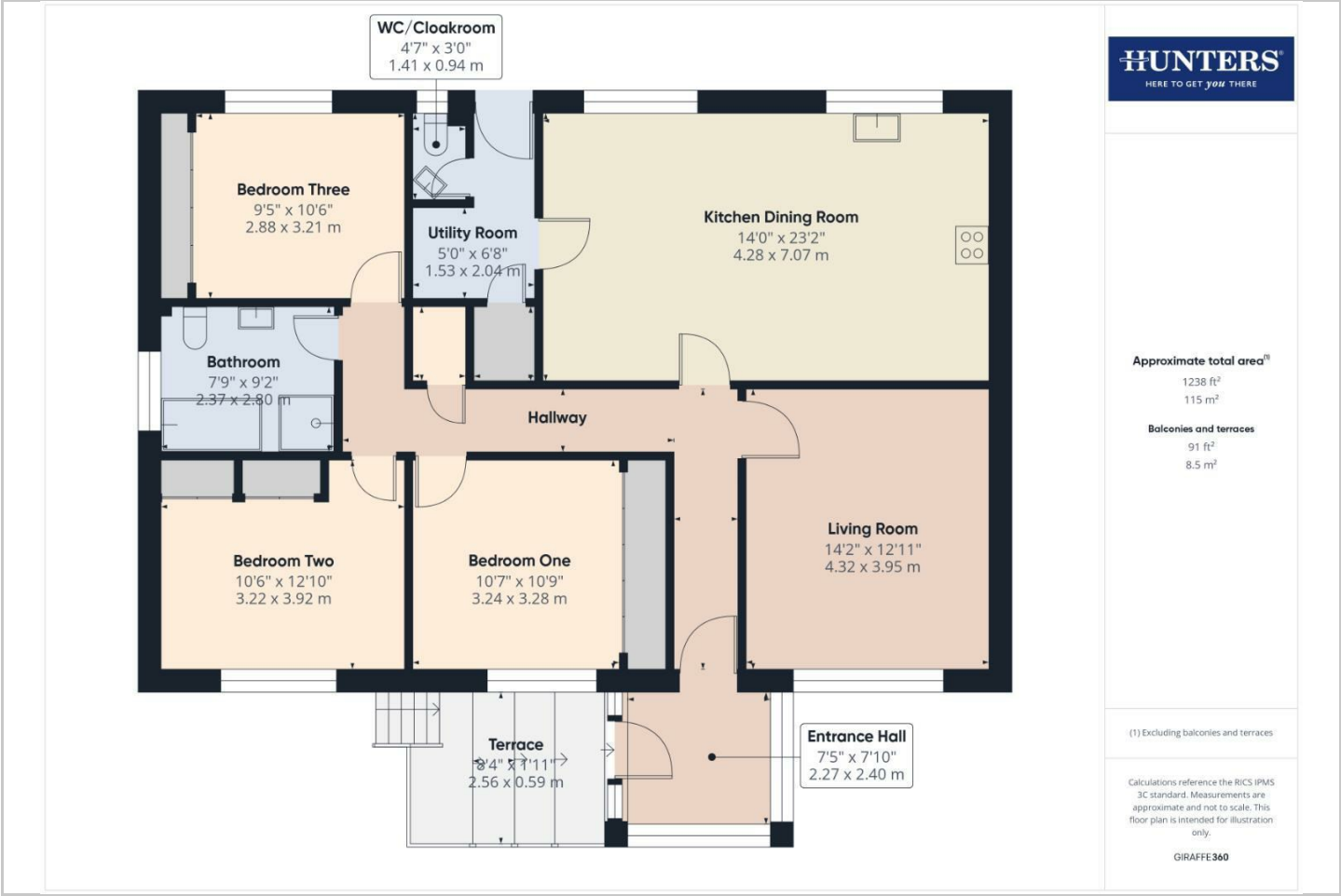
AML DISCLOSURE

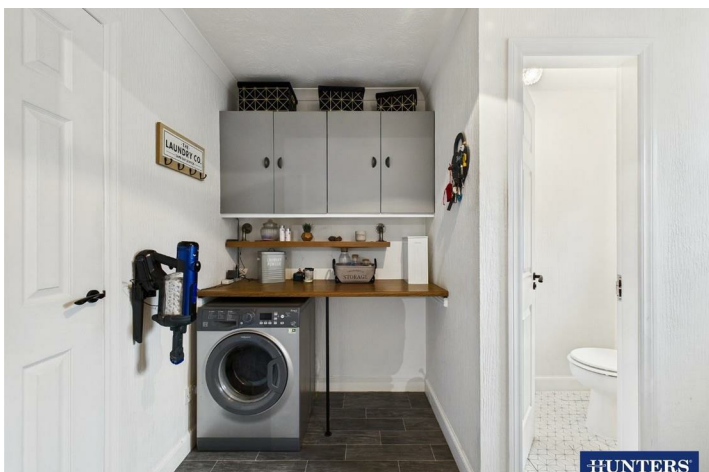
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

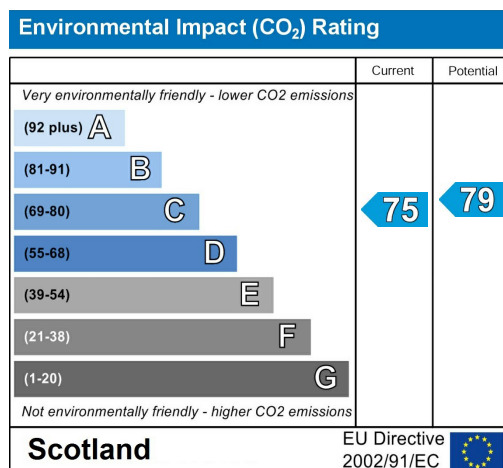
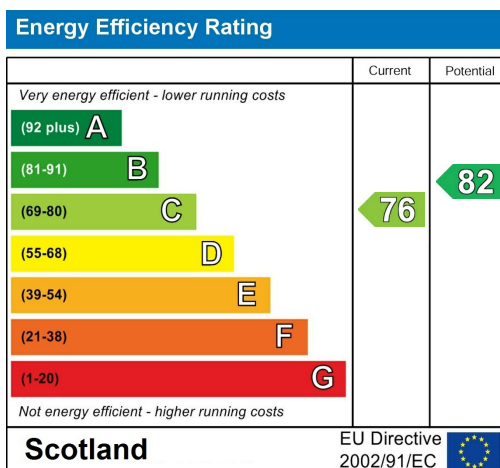
Floorplan







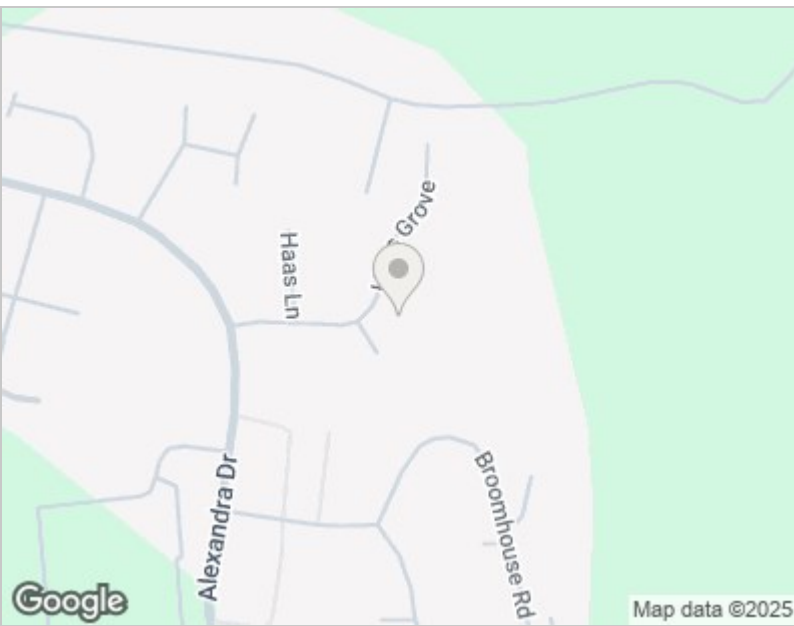
Energy Efficiency Graph



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.

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

