



Sydney Place

Lockerbie, DG11 2JA

Offers Over £180,000



- Well presented Semi Detached House,
- Entrance Hallway, Living Room,
- Central Heating, Double glazing,
- Driveway and Courtyard Garden
- Situated in the heart of Lockerbie,

- 3 Double Bedroom, Bathroom,
- Sitting Room, Dining Kitchen, Utility Room,
- Garage, Summer House,
- Front forecourt garden,
- Energy Rating - C

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Charming double-fronted semi-detached house situated in the heart of Lockerbie, within a desirable residential area. The property benefits from gas central heating and double glazing throughout, and offers well-proportioned accommodation, including a spacious living room with a feature stove, a stylish fitted kitchen, a further sitting room, a utility room, three double bedrooms, and a first-floor family bathroom. The home is ready for new owners to move straight into, while also presenting an excellent opportunity to personalise over time. Externally, there are gardens to both the front and rear, along with a generous garage and summer house. Viewing is highly recommended to fully appreciate all that this property has to offer. Please contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - A.

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.

Ground Floor

Entrance Hallway

Approached through external door, incorporating radiator and staircase to the first floor.

Living Room

front facing reception room incorporating double glazed window to the front elevation with feature panelling surround, woodburning stove set to feature fireplace and radiator.

Sitting Room

Dual aspect reception room incorporating window to the front elevation with feature wooden panelling surround, double glazed French doors leading into the rear garden. Incorporating a Sandstone feature fireplace continuing into the chimney breast recess with gas coal affect fire and radiator.

Dining Kitchen

Incorporating a contemporary and stylish fitted base and wall units with granite worksurface over, space for the freestanding cooker with chimney hood extracted above 1.5 drain sink unit, window to the rear elevation, and radiator.

Utility Room

Incorporating coordinating kitchen units with fitted base and wall units and complimentary worksurface over, plumbing for an automatic washing machine, plumbing for a dishwasher, central heating boiler. Radiator, built in storage cupboard, double glazed door leading into the rear garden,

First Floor

Landing

Incorporating loft access, storage into the eaves and built in storage cupboard.

Bedroom 1

Rear facing bedroom incorporating the window to the rear elevation, radiator, fitted wardrobes with sliding doors and feature spotlights.

Bedroom 2

Dual aspect bedroom with window to the side elevation and Velux window to the front elevation incorporating radiator and ceiling spotlights.

Bedroom 3

Front facing bedroom incorporating radiator and ceiling spotlights.

Bathroom

Incorporating a four piece suite comprising of corner Jacuzzi bath with mixer tap shower attachment, vanity sink unit with storage underneath with cabinet above, walk-in electric shower cubicle, low-level WC. Double glazed window, heated towel reel roof lighting and wall tiling.

Garden Room

Fantastic entertaining space presently used for a hot tub and relaxation bar incorporating lighting, power with bifold doors into the garden.

Garage

Approached through electric role top door with additional side pedestrian access door. Lighting and power points throughout, floor loft area into the eaves with Ramsey ladder.

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

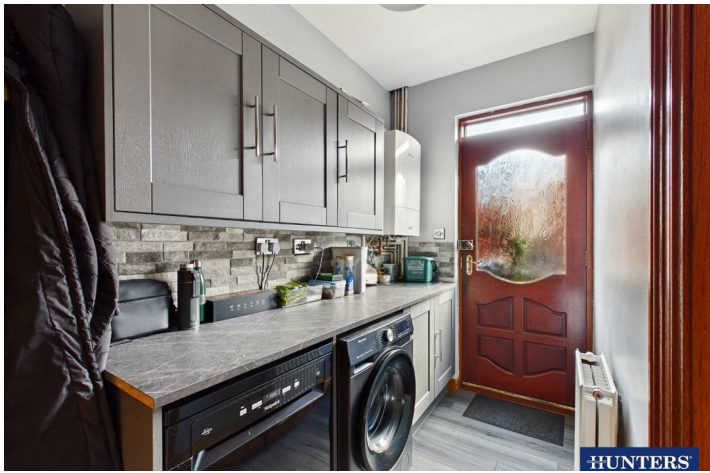




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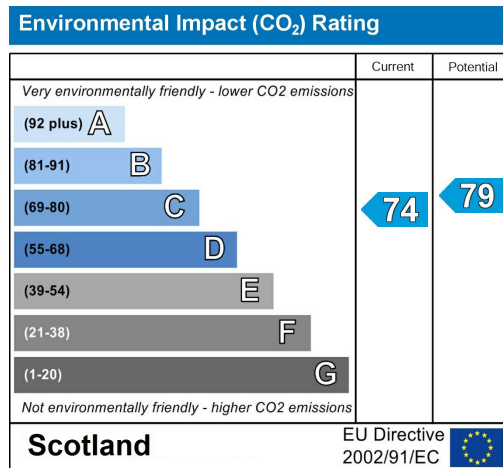
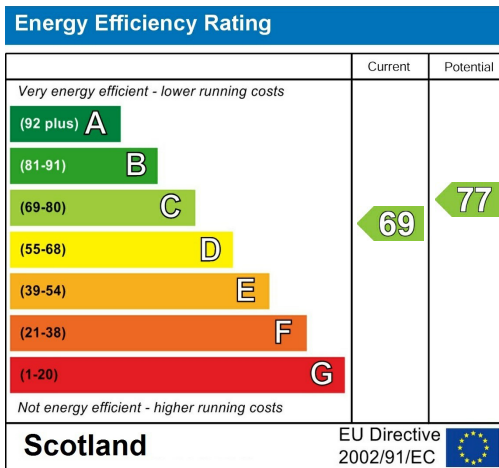
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Energy Efficiency Graph

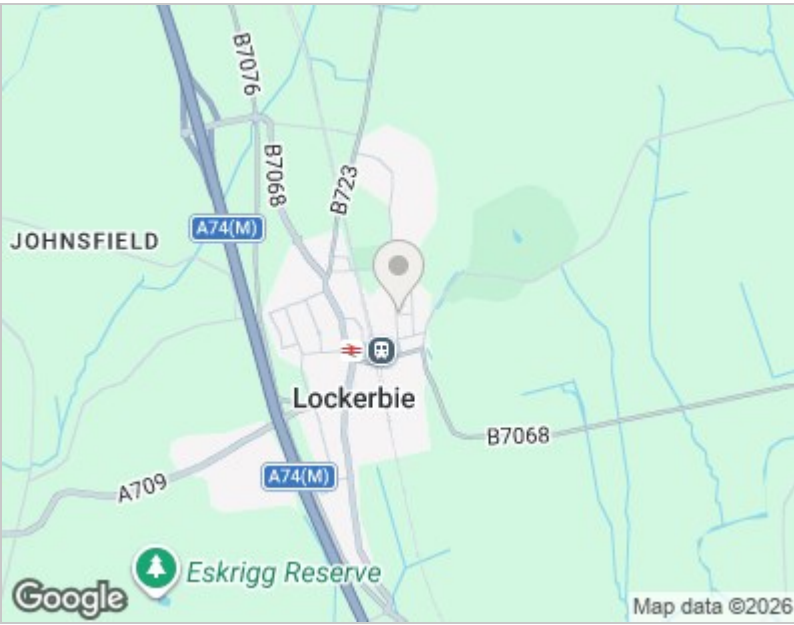


Viewing

Please contact our Hunters Annan Office on 01387 245898 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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