HUNTERS®

HERE TO GET *you* THERE



Barras

Lochmaben, Lockerbie, DG11 1QD

Asking Price £155,000

3 1 2 D

- Double-Fronted End-Terrace House
- Excellent Opportunity to Personalise and Improve
- Kitchen with Garden Access
- Modern Four-Piece Family Bathroom with Mill-Loch Views
- Off-Street Parking plus Detached Single Garage
- Deceptively Spacious Throughout
- Spacious Living Room plus Separate Dining Room
- Three Double Bedrooms
- Generous Rear Garden, Ideal for Relaxation, Entertaining and Play
- EPC - D

Tel: 01387 245898

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This attractive double-fronted end-terrace home offers deceptively spacious accommodation, combining generous proportions with exciting potential for buyers looking to create a home tailored to their own tastes. The well-balanced accommodation includes a welcoming living room, separate dining room and a kitchen with direct access to the rear garden. To the first floor are three double bedrooms and a modern four-piece family bathroom enjoying delightful views towards Mill Loch. Externally, the property benefits from a substantial rear garden, offering excellent space for outdoor entertaining, relaxation and family enjoyment, complemented by off-street parking and a detached single garage. With its versatile layout, appealing setting and excellent scope for further enhancement, this property presents a wonderful opportunity for a range of purchasers. Early viewing is highly recommended to fully appreciate everything this home has to offer. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - C.

Lochmaben is a popular and well-served Dumfries & Galloway town, renowned for its beautiful loch-side setting and relaxed pace of life, with Castle Loch, Kirk Loch and Mill Loch all close by, offering scenic walks, wildlife spotting and waterside leisure. The town provides a strong range of everyday amenities including a convenience store, café, bakery, pharmacy, medical practice, dentist, primary school and church, while local recreational facilities include an attractive 18-hole golf course set around Kirk Loch, along with a bowling green, sailing club and floodlit tennis courts. For wider shopping, schooling and transport links, Lockerbie is around 4 miles away and offers a wider selection of conveniences including supermarkets, along with a train station on the West Coast Main Line, with Dumfries approximately 7 miles. Commuters are well catered for with regular bus routes through the town connecting Lockerbie through to Dumfries, with straightforward access to the A74(M) at Lockerbie allowing direct access both north to Glasgow and south to Carlisle and the M6.

GROUND FLOOR:

ENTRANCE HALL
Entrance door from the front, and an internal door to the hallway.

HALLWAY
Internal doors to the living room, dining room and kitchen, radiator, and stairs to the first floor landing with under-stairs cupboard.

LIVING ROOM
Double glazed window to the front aspect, radiator, and alcove shelving.

DINING ROOM
Double glazed window to the front aspect, radiator, and alcove shelving.

KITCHEN
Fitted base and drawer units with worksurfaces above. Freestanding electric cooker, extractor fan, one and a half bowl sink with mixer tap and draining board, space with plumbing for a dishwasher, radiator, recessed larder cupboard, opening to the rear hall, and two double glazed windows to the rear aspect.

REAR HALL
Internal door to the WC/cloakroom, external door to the rear garden, and a double glazed window to the side aspect.

WC/CLOAKROOM
Comprising a WC and wall-mounted wash basin. Fully-boarded walls, and an electric towel radiator.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to three bedrooms, family bathroom and utility cupboard, radiator, loft-access point with pull down ladder to access the board loft area with glazed roof window.

BEDROOM ONE
Double glazed window to the front aspect, radiator, and an in-built cupboard/wardrobe.

BEDROOM TWO
Double glazed window to the rear aspect, radiator, and an in-built cupboard/wardrobe.

BEDROOM THREE
Double glazed window to the front aspect, radiator, and a decorative fireplace.

FAMILY BATHROOM
Four piece suite comprising a WC, vanity unit with inset wash basin, freestanding bathtub with hand shower attachment, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, chrome towel radiator, recessed lighting, extractor fan, and a double glazed window to the rear aspect.

UTILITY CUPBOARD
Space with plumbing for a washing machine, space for a tumble dryer, wall-mounted gas boiler, power sockets, lighting, and a single glazed roof window.

EXTERNAL:
Rear garden:
To the rear of the property is a large enclosed garden, benefitting a paved patio, lawn, borders, and gravelled playing/entertaining area. Additionally, the rear garden includes two external cold-water taps, and external lighting.
Parking:
Parking for one vehicle in front of the detached garage, along with additional on-street parking to the front.

GARAGE
Manual up-and-over garage door, and a pedestrian access door.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///dress.coping.lump

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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

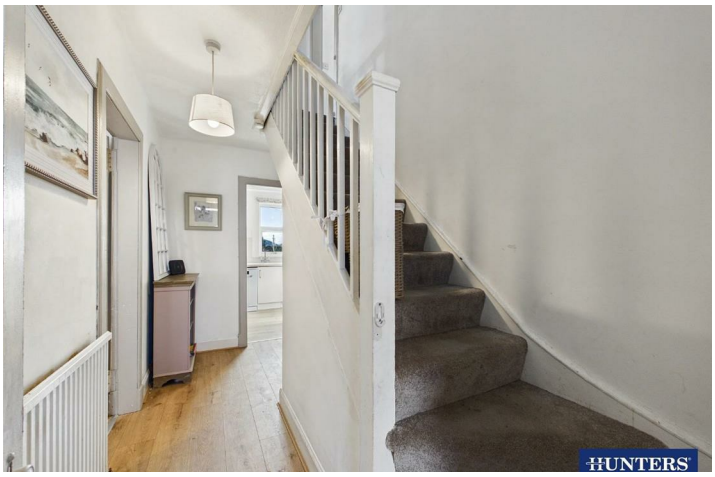

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HERE TO GET you THERE
Rear Hall
4'4" x 4'3"
1.34 x 1.31 m
Kitchen
10'5" x 6'11"
3.19 x 2.11 m
WC/Cloakroom
6'9" x 2'9"
2.06 x 0.85 m
Hallway
5'8" x 12'2"
1.75 x 3.71 m
Living Room
9'3" x 14'9"
2.84 x 4.51 m
Dining Room
10'2" x 11'8"
3.12 x 3.56 m
Vestibule
5'8" x 2'6"
1.75 x 0.77 m
Ground Floor
Utility Room
6'11" x 3'8"
2.11 x 1.12 m
Bathroom
10'5" x 6'11"
3.20 x 2.13 m
Landing
5'9" x 13'4"
1.75 x 4.08 m
Bedroom Two
9'2" x 7'8"
2.82 x 2.34 m
Bedroom One
11'2" x 12'6"
3.41 x 3.82 m
Bedroom Three
9'3" x 8'7"
2.84 x 2.64 m
W
S
N
E
Floor 1
Approximate total area(1)
911 ft²
84.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

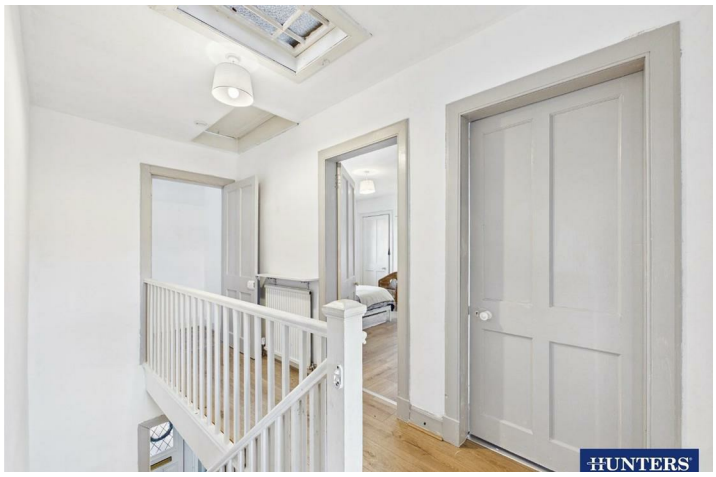

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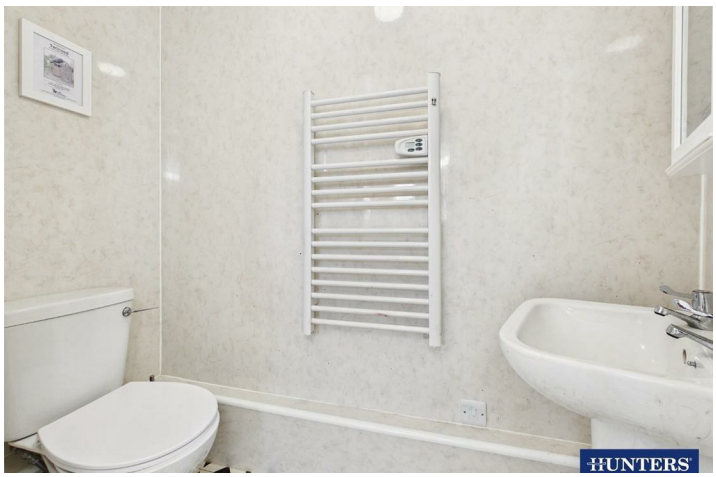






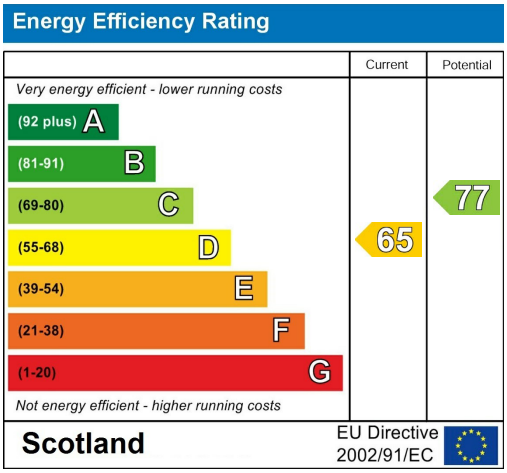


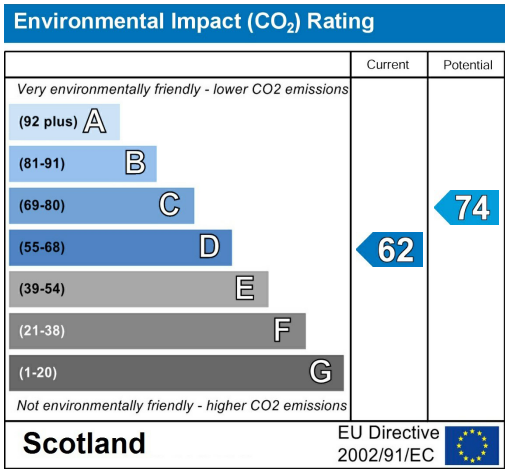






Energy Efficiency Graph

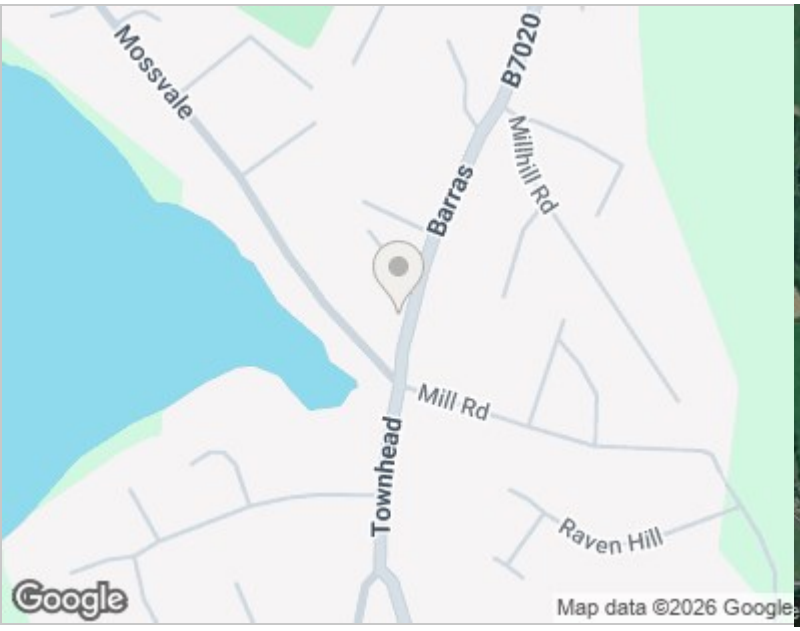




Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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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The Property Ombudsman