



Sydney Place

Lockerbie, DG11 2JB

£750 Per Calendar Month



- Two Bed End Terrace
- Kitchen
- Gas Central Heating
- Good Sized Rear Garden with Outbuildings
- LRN Number: 1791770/170/31102

- Two Receptions
- Bathroom with Seperate WC
- Double Glazed
- Fringes of the Town Centre
- Council Tax Band B EPC Rating D

Sydney Place

Lockerbie, DG11 2JB

£750 Per Calendar Month



A two bedroom, end terrace property on the fringes of the town centre.

Ideal rental for a couple or with a young family, with internal accommodation comprising of; entrance hall, living room, dining room, kitchen with a pantry, two double bedrooms, bathroom and separate WC.

Outside there is a small forecourt garden to the front which offers privacy to the living room, and to the rear is a good sized space with multiple timber outbuildings and a raised deck.

The property is double glazed and has gas central heating and there is plenty of available on-street parking.

Viewings available from mid-August.

No smokers. Council Tax is Band B. The property is offered unfurnished. EPC Rating D.

Rent £750.00 PCM

Deposit £865.00

Hunters LARN 2102002

Landlord LRN 1791770/170/31102

Entrance Hall

From the front door you enter into the hallway which in turn provides access to the living room, dining room, and the stairs rising to the first floor.

Living Room

11'5" x 13'1" (3.5m x 4.0m)

A good sized room with plenty of space for a sofa, charis, and living room furniture.

Dinning Room

12'5" x 12'9" (3.8m x 3.9m)

Space for a family sized dining table and chairs, can be purposed as a second living room or day room. Provides access to the kitchen.

Kitchen

6'4" x 8'4" (1.95m x 2.56m)

The kitchen has base and wall cabinets and work surfaces over and integral appliances include a gas cooker, washing machine, fridge, and inset stainless steel sink and drainer. There is a pantry in the under stairs space and an external side door leads outside.

First Floor Landing

Accessed via the stairs rising from the entrance hall. Provides access to all the first floor accommodation and has a useful storage cupboard.

Bedroom One

12'4" x 10'3" & 6'5" x 5'5" (3.77m x 3.14m & 1.98m x 1.66m)

With a dormer window looking out to the front of the property, and with plenty of space for a double bed, wardrobe and chest of draws.

Bedroom Two

9'6" x 10'5" (2.91m x 3.19m)

A second double bedroom with a window looking out to the rear.

Bathroom

There is a bath with an electric shower over and a pedestal wash-hand basin.

WC

Seperate from the bathroom, with a low level WC.

Outside

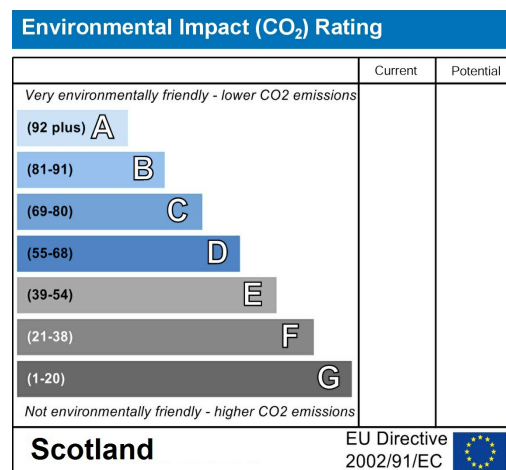
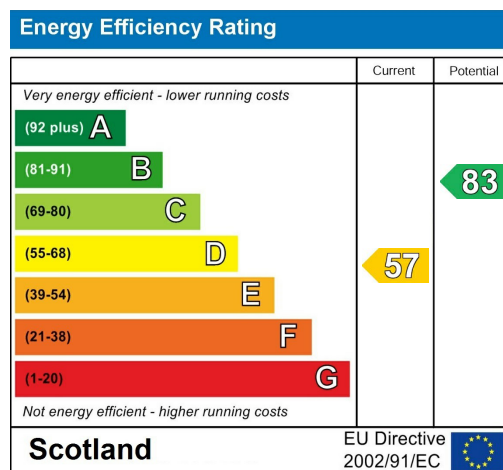
To the front is a forecourt garden with mature shrubs and a tall hedge that screens the property from the street offering privacy to the living room. To the rear is a large space with multiple timber outbuildings, a deck and a place to hang and dry clothes. One of the sheds has light and power, and is a place to store a freezer.

Floorplan





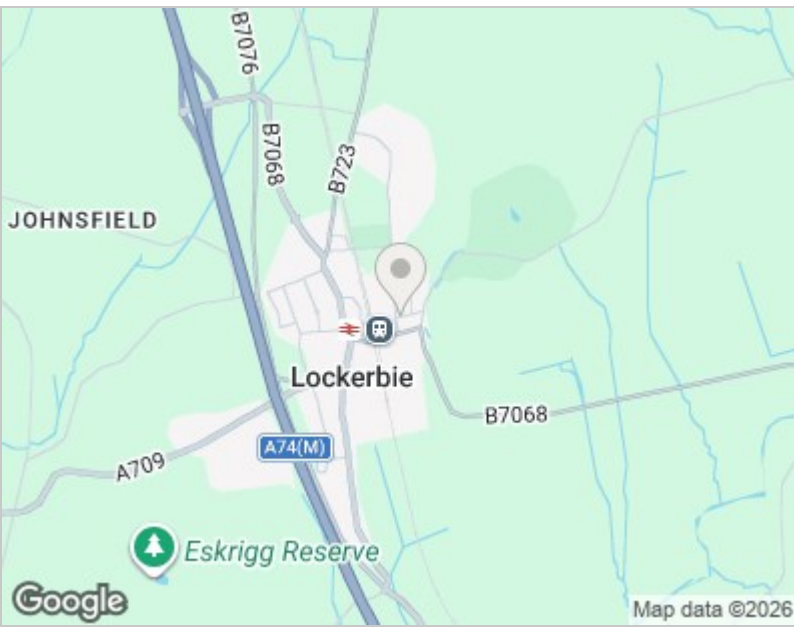
Energy Efficiency Graph



Viewing

Please contact our Hunters Annan Lettings 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.

Bridgend High St, Dumfries, Annan, DG12 6AG
Tel: 01387 245898 Email: annan@hunters.com
www.hunters.com

