



Alexandra Meadows

Lockerbie, DG11 2SA

Offers Over £275,000

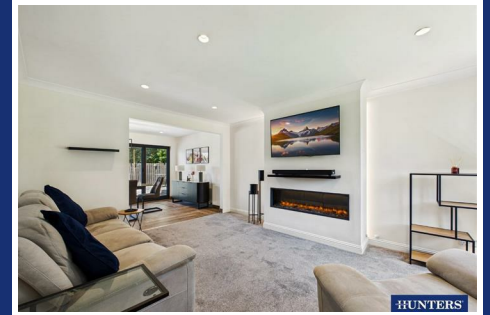


- No Onward Chain
- Immaculately Presented and True Turnkey Condition Throughout
- Outstanding Kitchen Dining Room with Bi-Folding Doors
- Luxurious Family Bathroom, Master En-Suite and Ground-Floor WC/Cloakroom
- Off-Street Parking and Integral Garage with EV Charging
- Modern Detached Family Home in a Cul-De-Sac Setting
- Bright Living Room with Feature Inset Electric Fire
- Four Well-Proportioned Bedrooms
- Beautifully Landscaped and Nicely Maintained Rear Garden
- EPC - C

Alexandra Meadows

Lockerbie, DG11 2SA

Offers Over £275,000



PROPERTY LAUNCH - Thursday 9th July between 2pm and 3:30pm. Contact Hunters today to schedule your private viewing appointment.

Offered to the market with no onward chain, this impressive four-bedroom detached family home enjoys a tucked-away position at the head of a cul-de-sac on the outskirts of Lockerbie and is presented in true turnkey condition. The current owner has vastly improved and upgraded the property, creating a stylish, modern home that has been exceptionally well maintained and finished to a high standard throughout. The accommodation is bright, welcoming and thoughtfully arranged, with a comfortable living room featuring an attractive inset fire, providing a warm focal point to the space. The real heart of the home is the outstanding kitchen dining room, superbly appointed with modern cabinetry and a breakfast bar peninsula, while bi-folding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. There are four well-proportioned bedrooms, including a superb master bedroom with en-suite and walk-in dressing area, while the family bathroom, master en-suite and ground floor WC/cloakroom have all been finished to a luxurious standard, further reflecting the quality and attention to detail found throughout the home. Externally, the property boasts a large corner plot, with complete privacy on one side. The rear garden has been thoughtfully landscaped to include a neat lawn, attractive borders and two paved seating areas, providing an ideal space for relaxing, entertaining and enjoying the sun throughout the day. Ample parking, an integral garage and EV charging facilities complete the home, making this a superb modern family property in a highly desirable and convenient location. The property is offered on a vacant possession basis, with furniture available to purchase by separate negotiation should the new owner wish. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
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:

HALLWAY

Entrance door from the front, internal sliding door to the living room, internal door to the WC/cloakroom, radiator, tiled flooring, recessed lighting, and stairs to the first floor landing.

WC/CLOAKROOM

Comprising a WC and wall-mounted wash hand basin. Part-tiled walls, tiled flooring with underfloor heating, recessed lighting, radiator, and an obscured double glazed window.

LIVING ROOM

Double glazed window to the front aspect, radiator, recessed lighting, feature lighting surrounding the chimney breast, and a feature inset electric fire suite.

KITCHEN DINING ROOM

Kitchen Area:

Modern fitted kitchen with breakfast bar peninsula, comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, five-burner gas hob, extractor unit, integrated dishwasher, space for an American-style fridge freezer, one and a half bowl sink with mixer tap, recessed lighting, under-counter lighting, tiled flooring, under-stairs cupboard, internal door to the garage, and a double glazed window to the rear aspect.

Dining Area:

Double glazed bi-folding doors to the rear garden, two radiators, recessed lighting, and tiled flooring.

GARAGE

Manual up-and-over garage door, power sockets, lighting, EV charging point, space with plumbing for a washing machine, wall-mounted gas boiler, consumer unit, and fitted shelving.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, radiator, and a loft-access point.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, recessed lighting, walk-in wardrobe with motion-sensor lighting internally, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, wall-mounted vanity unit with inset wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, tiled flooring with underfloor heating, mirrored designer vertical radiator, recessed lighting, motion-sensor background lighting, extractor fan, and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, recessed lighting, and a built-in wardrobe with double mirrored sliding doors.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, recessed lighting, and a walk-in cupboard.

BEDROOM FOUR

Double glazed window to the rear aspect, radiator, and recessed lighting.

FAMILY BATHROOM

Three piece suite comprising a WC, wall-mounted vanity unit with inset wash basin, and a bath benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, tiled flooring, designer vertical radiator, recessed lighting, motion-sensor background lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a generous block-paved driveway which allows off-street parking for three/four vehicles, with access from the driveway into the integral garage, an access pathway with gate to the rear garden, and ramp access into the front of the property. The front garden is predominantly lawned and includes a small selection of mature shrubs.

Rear Garden:

To the rear of the property is a thoughtfully landscaped and neatly maintained garden, enclosed and benefitting two large paved seating areas, one directly accessible from the kitchen dining room and the second positioned to the side of the property, along with a neat lawn, planted floral borders, metal garden shed, external cold water tap, and an external motion-sensor light. A lockable gate positioned at the bottom of the garden allows access to Dryfe Road.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///below.succeed.mixes](https://www.what3words.com/)

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

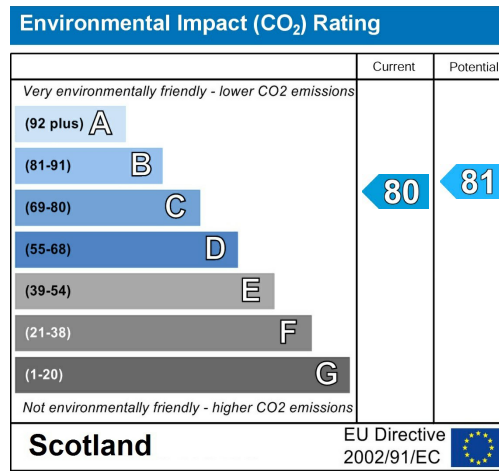
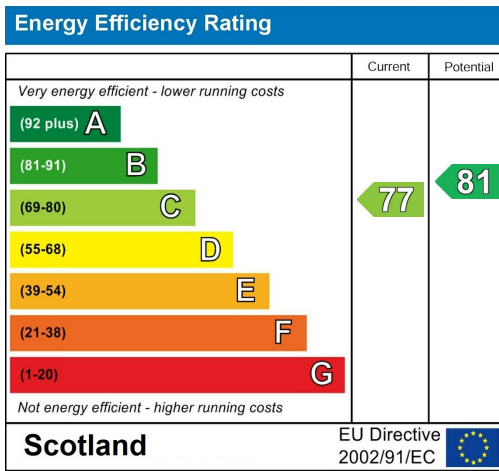






HUNTERS

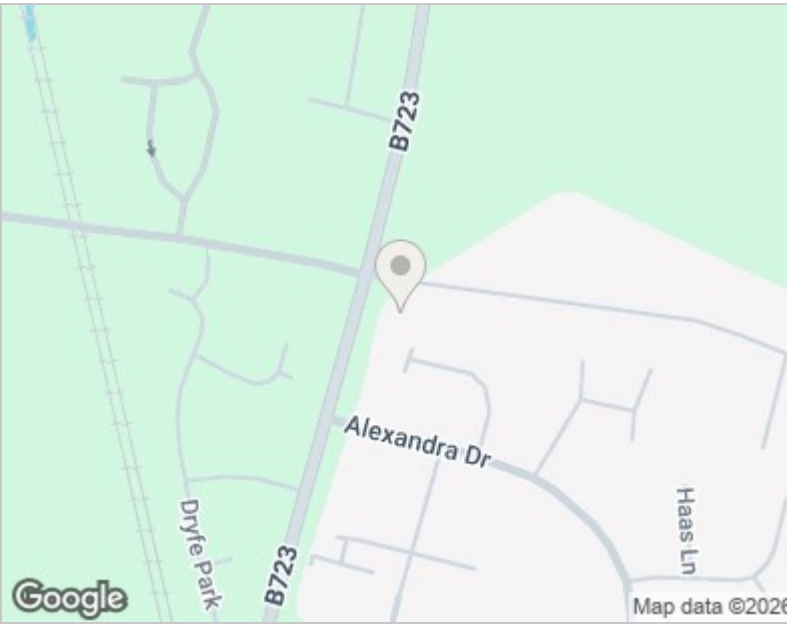
Energy Efficiency Graph



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



HUNTERS
HERE TO GET YOU THERE

Tel: 01387 245898



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

