



## Primrose Hill, 15 Ashgrove Terrace, Lockerbie, DG11 2BQ

Offers over £310,000



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Approached via a generous driveway, this double fronted, five-bedroom detached property offers a rare opportunity to acquire a characterful family home with exceptional potential. The property retains a wealth of original features including high ceilings and original cornicing throughout.

While now requiring renovation and modernisation, the house provides an exciting opportunity for buyers seeking to restore and enhance this rarely available property.

*ENTRANCE VESTIBULE- 2.17M X 2.17M*

Ceiling light, fitted wardrobe with sliding door, tiled flooring, door to hallway.

*HALLWAY- 5.74M X 2.05M*

Ceiling light with shade, coving, fitted carpet, central heating radiator with thermostat, doors to lounge, kitchen, utility & dining room.

*LIVING ROOM- 6.05M X 4.18M*

Ceiling light with shade, coving, large bay window to front with horizontal blinds, curtain & pole. Central heating radiator with thermostat, fireplace with wooden mantle and stone hearth.

*UTILITY- 3.61M X 2.40M*

Ceiling light, vinyl flooring, window to rear with horizontal blinds, central heating radiator with thermostat, wooden base units with stone effect worktop with stainless steel sink. Space for undercounter fridge/freezer & washing machine. Door leading to garden.



*WC- 2.17M X 1.99M*

WC & sink, central heating radiator with thermostat, tiled flooring, window to rear.

*LOUNGE ROOM- 4.19M X 4.15M*

Ceiling light with shade, coving, fitted carpet, large bay window to front with horizontal blinds, curtains & pole. Window to side with horizontal blinds, curtain & pole. Central heating radiator with thermostat, gas fire with wooden mantle and stone effect hearth.

*KITCHEN- 3.49M X 4.15M*

Vinyl flooring, window to rear with horizontal blinds, stainless steel sink, wall & base units with stone worktop.

*DINING ROOM- 3.73M X 3.34M*

Ceiling light with shade, coving, fitted carpet, central heating radiator with thermostat, integrated storage cupboard with shelving, patio doors leading to garden with curtains & pole.

*UPSTAIRS HALLWAY*

Ceiling light with shade, carpeted stairs, window to rear with curtains & curtain pole. Doors to bedroom & bathroom.

*BEDROOM 1- 4.33M X 2.78M*

Ceiling light with shade, coving, fitted carpet, central heating radiator with thermostat, window to rear with curtains & pole.



### *BEDROOM 2- 3.90M X 2.87M*

Ceiling light with shade, coving, fitted carpet, window to front and side with curtains & pole, central heating radiator with thermostat.

### *BEDROOM 3- 3.64M X 2.89M*

Ceiling light with shade, fitted carpet, window to front with curtain & pole, central heating radiator with thermostat.

### *BEDROOM 4- 4.12M X 4.12M*

Ceiling light with shade, coving, fitted carpet, central heating radiator with thermostat, window to front with horizontal blinds, curtains & pole.

### *BEDROOM 5- 3.93M X 1.22 M*

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, window to rear with curtains & pole. Fitted wardrobe with shelving & sliding door.

### *BATHROOM- 3M X 1.86M*

Vinyl flooring, window to rear, WC & wash hand basin, fitted vanity mirror & bath with overhead shower.



Total area: approx. 465.0 sq. feet



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### GARDEN

Large grass lawn with two garages and a large greenhouse. Patio and gravel area to the side of the property

### NOTES

Double glazed windows throughout the property

Traditional features

### CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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