

HUNTERS[®]

HERE TO GET *you* THERE



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Lambhill Terrace

Lockerbie, DG11 2HX

Offers Over £85,000



Council Tax: B



HUNTERS



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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, and stairs to the first floor landing.

LIVING ROOM

14'10" x 11'10" (4.52m x 3.61m)

Double glazed window to the front aspect, radiator, fireplace with electric fire, opening to the under-stairs cupboard, and an internal door to the kitchen. Measurements to the maximum points.

KITCHEN

16'10" x 8'9" (5.13m x 2.67m)

Fitted base, wall and drawer units with worksurfaces above. Integrated eye-level electric double oven, gas hob, extractor unit, integrated dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, radiator, external door to the rear garden, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to two bedrooms and bathroom, loft-access point, and a built-in cupboard.

BEDROOM ONE

12'5" x 11'6" (3.78m x 3.51m)

Two double glazed windows to the front aspect, radiator, built-in cupboard with wall-mounted gas boiler internally, and two built-in

wardrobes/cupboards. Measurements to the maximum points.

BEDROOM TWO

12'3" x 9'4" (3.73m x 2.84m)

Double glazed window to the rear aspect, and a radiator.

BATHROOM

7'1" x 5'8" (2.16m x 1.73m)

Three piece suite comprising a WC, pedestal wash basin, and bath with mains shower over. Part-tiled walls, radiator, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a raised garden area, along with tarmac pathway and steps from the front pavement to the front door. A pathway to the side of the property allows access to the rear garden. Parking is available on-street within Lambhill Terrace.

Rear Garden:

To the rear of the property is a garden area which descends away from the property, with a small lawn, borders, gravelled area, and a timber garden shed. There is a pedestrian right of access for the neighbours to access their garden.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com) and enter - comically.wounds.trials

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money

Laundrying 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.



Road Map



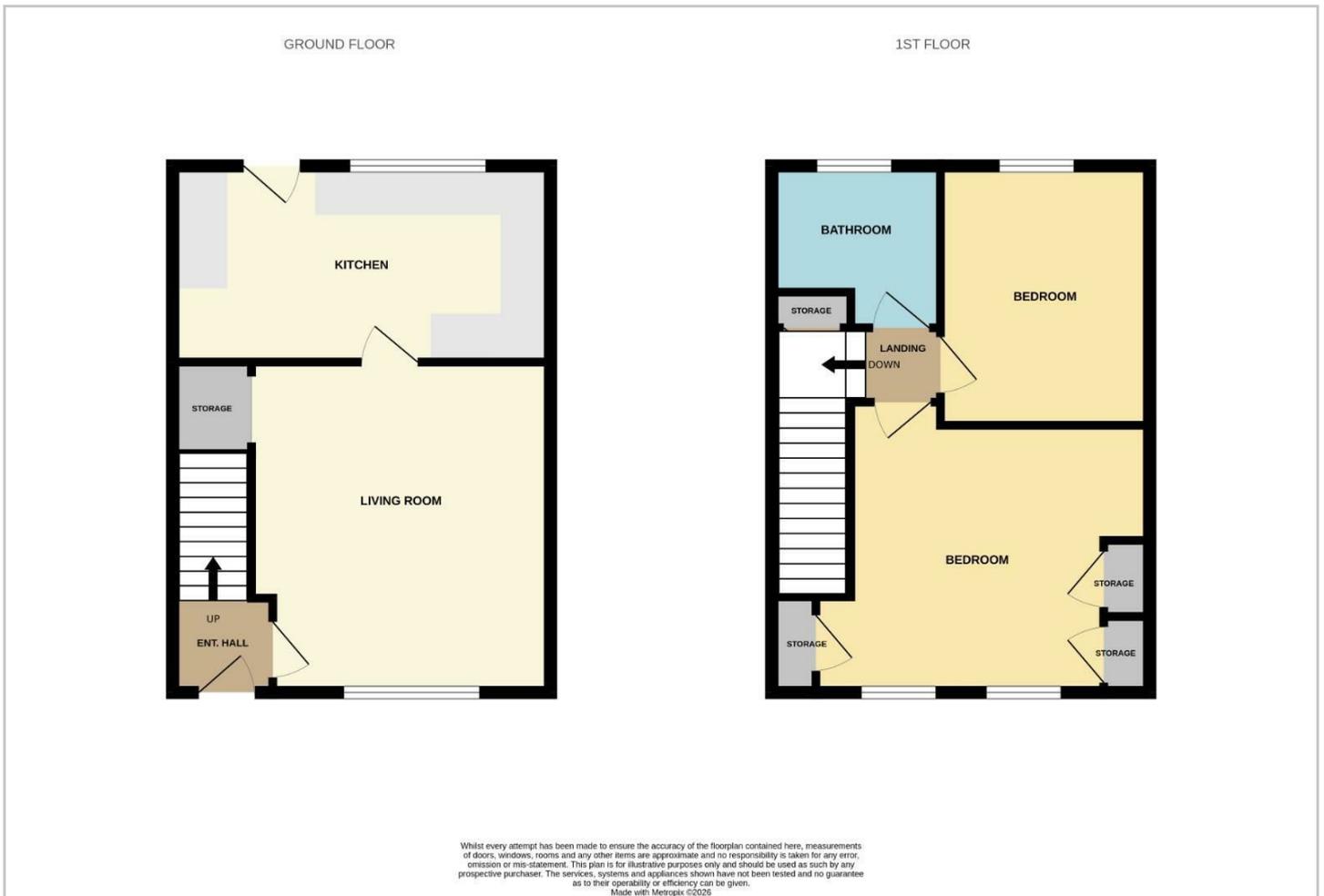
Hybrid Map



Terrain Map



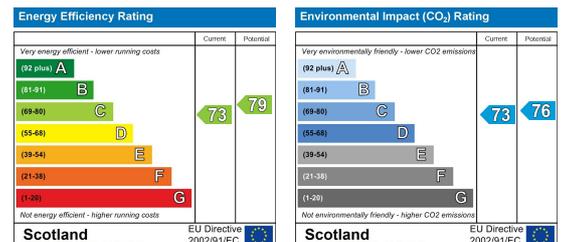
Floor Plan



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.

Energy Efficiency Graph



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.