



55 Annandale Crescent, Lochmaben, DG11 1PU

Offers Over £145,000

**C&D Rural**

## 55 Annandale Crescent, Lochmaben, DG11 1PU

- Three bedroom end-terraced house
- Spacious kitchen with modern units and breakfast bar
- Generous living room with electric fire feature
- Large extensive driveway to the front and side of the property
- Low maintenance rear yard with summerhouse
- Large timber frame workshop with power supply
- Situated in the sought after town of Lochmaben
- Gas central heating
- Excellent first time buyer opportunity

Three bedroom end-terraced house with off-street parking, workshop, low maintenance gardens and gas central heating.

**Council Tax band:** B

**Tenure:** Heritable title

**EPC Energy Efficiency Rating:** C



55 Annandale Crescent is a spacious, three bedroom end-terraced house, perfect for first time buyers or those seeking a comfortable family home in the desirable town of Lochmaben. The property briefly comprises a living room, kitchen, bathroom, three double bedrooms and outside an extensive driveway, low maintenance garden, workshop and summerhouse.

### **The Accommodation**

The front door welcomes a bright and spacious hallway with door leading into the living room. Under the stairs there is a useful storage cupboard. The living room features an electric fire with timber surround and boasts plenty of light from the large front facing window. The kitchen is located at the back of the house and is complete with a range of modern wall and base units with black worktops, 1.5 bowl stainless steel drainer sink and breakfast bar. A back door opens onto the rear garden.

At the bottom of the stairs there is family bathroom with part tiled walls and comprises of a bath with electric shower over, WC and wash hand basin. Stairs lead to the first floor where you will find three good sized double bedrooms. The bedroom on the front has a storage cupboard and the second bedroom boasts mirrored sliding wardrobes. There is a large storage cupboard on the landing. The property benefits from gas central heating.



## Outside

At the front of the property there is a large tarmac driveway which extends to the side of the house. There is an additional block paved parking section with fenced border and sections of plant beds. At the rear of the property there is a large timber frame workshop/garage with the benefit of electric. The rear garden is laid with block paving and astroturf. During the pandemic the owner constructed an excellent summerhouse with double glazing, power supply and laminate flooring.

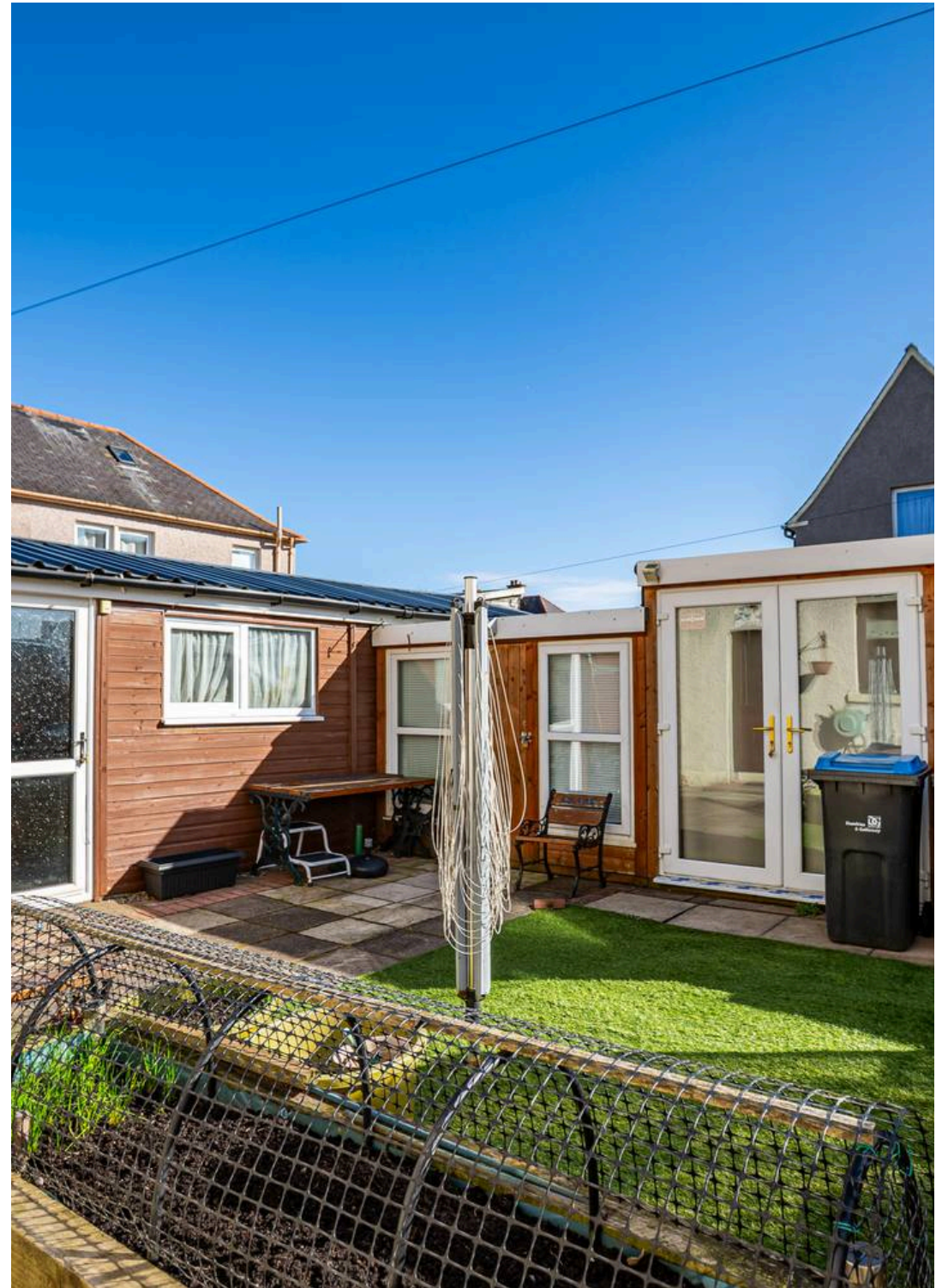
## Location Summary

The property is approximately eight miles from Dumfries and five miles from Lockerbie. There are a good range of shops and amenities in Lochmaben including a primary school, medical practice, dentist, sailing club, public houses and an 18 hole golf course. A wider range of shops and services are available in nearby Lockerbie and Dumfries.

Communications to the area are excellent with train stations at Dumfries, Carlisle and Lockerbie, the latter having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr). The M74 motorway network is available at Lockerbie, and Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes.

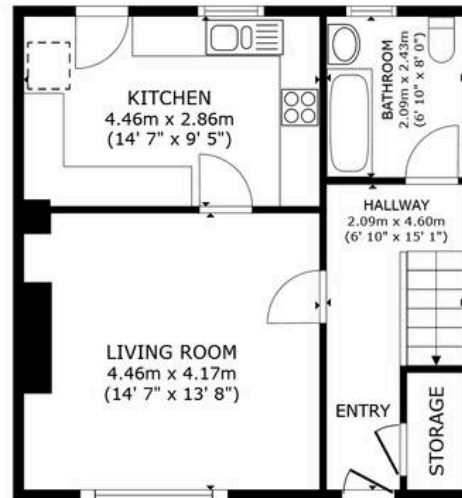
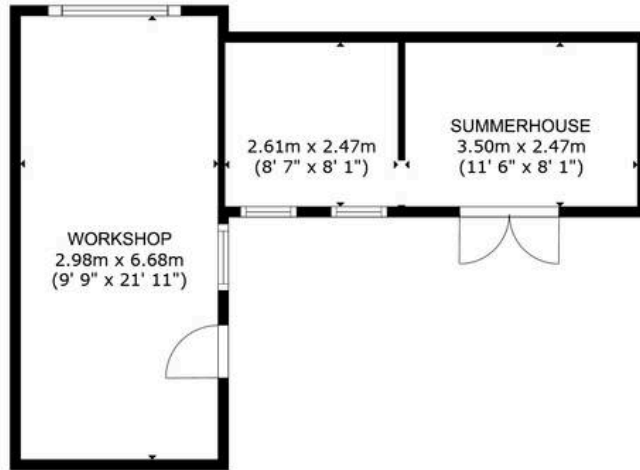
## What 3 Words

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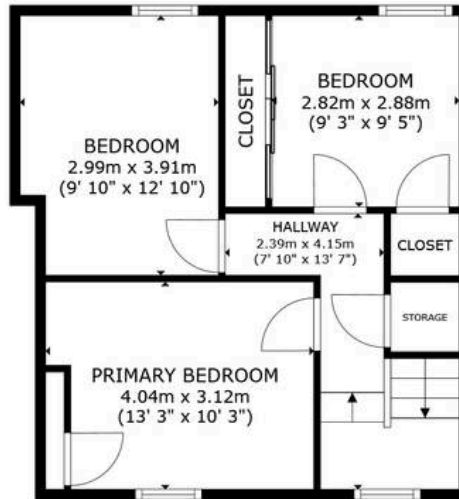






FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 82.9 m<sup>2</sup> (892 sq.ft.) FLOOR 2 45.4 m<sup>2</sup> (489 sq.ft.)  
 TOTAL : 128.3 m<sup>2</sup> (1,381 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 82.9 m<sup>2</sup> (892 sq.ft.) FLOOR 2 45.4 m<sup>2</sup> (489 sq.ft.)  
TOTAL : 128.3 m<sup>2</sup> (1,381 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## General Remarks & Stipulations

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Access:** There is a pedestrian right of way at the rear for the benefit of the neighboring property. The path at the front is shared.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates- arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

# C&D Rural

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