



HUNTERS[®]
HERE TO GET *you* THERE

5 Hallguards Mill, Hoddum, Lockerbie, DG11 1AS

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Offers Over £210,000

Tucked away within an exclusive courtyard mill development, surrounded by beautiful open countryside, is this three-bedroom terraced house with garage, garden and parking. Well presented and boasting a ****walk-in condition****, the property benefits from a dining kitchen with a range of integrated appliances, a dual-aspect living/dining room with direct access to the rear garden, three double bedrooms, with the master bedroom benefiting from an en-suite, and a family bathroom. Situated peacefully within Hoddum, between the towns of Annan and Lockerbie, there is excellent access to a variety of amenities, schools and transport connections. Contact Hunters Annan today to schedule your viewing.

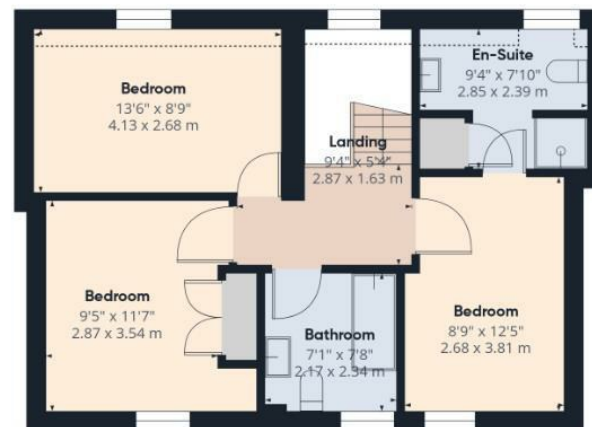
The accommodation, which benefits from oil-fired central heating and double glazing throughout, briefly comprises a hallway, cloakroom/WC, living/dining room and dining kitchen to the ground floor, with a landing, three bedrooms, master en-suite and family bathroom to the first floor. Externally, there is a forecourt garden to the front, garden to the rear, allocated parking and a garage. EPC - C and Council Tax Band \- D.

Hallguards Mill is a converted mill development nestled on the shores of the River Annan, a most tranquil and picturesque setting allowing endless hours of beautiful walks at the heart of nature. Located between the larger towns of Annan and Lockerbie, both are easily accessible within a 15 minute drive and provide conveniences including local shops, supermarkets, bakeries, beauty salons, bars and restaurants. For commuting, the A74(M) and A75 are both within a short drive allowing easy access throughout South West Scotland and back toward the borders.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
1342 ft²
124.6 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entrance Hallway

Approached via a double-glazed entrance door with double-glazed side panel and window, incorporating a useful built-in storage cupboard.

Living and Dining Room

A bright and generously proportioned dual-aspect reception room featuring full-length double-glazed windows to the front elevation, double-glazed French doors providing access to the rear garden.

Dining Kitchen

Dual aspect dining kitchen incorporates a range of fitted wall and base units with complementary work surfaces over. Features include an electric hob with extractor hood over, built-in oven below, sink unit, integrated fridge/freezer and integrated dishwasher. Double-glazed window to the front elevation and a double-glazed door providing access to the rear garden. Useful built-in storage cupboard.

Cloakroom/WC

Fitted with a low-level WC and wash hand basin

Landing

Featuring loft access and radiator

Bedroom 1

Front-facing bedroom with double-glazed window to the front elevation and radiator.

En-Suite Shower Room

Comprising a three-piece suite including shower cubicle, low-level WC and pedestal wash hand basin. Double-glazed window, heated towel rail and airing cupboard housing the hot water tank.

Bedroom 2

Front-facing bedroom with double-glazed window to the front elevation, built-in wardrobes and radiator.

Bedroom 3

Rear-facing bedroom with double-glazed window, double-glazed roof window and radiator

Bathroom

Fitted with a three-piece suite comprising panelled bath with mains shower over, low-level WC and pedestal wash hand basin. Heated towel rail and double-glazed window.

Externally

To the front of the property is a mature, well-established shrubbery garden, with a pedestrian pathway leading to the front door. To the rear is an enclosed, well-established lawned garden, complemented by mature shrubbery borders and a paved patio seating area. To the rear elevation and off-site, there is a separate garage and allocated parking.

Further Information

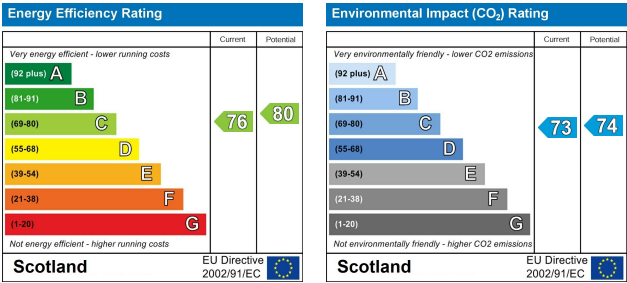
We would like to advise prospective buyer the property has a Shared Sewage Treatment Plant, the sellers currently pay £25 per month for the emptying, servicing and electricity for the running of the plant.

Home Report

This properties Home Report 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.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.



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. 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.









