



## Vendace Drive

Lochmaben, Lockerbie, DG11 1QN

Offers Over £285,000



- No Onward Chain
- Beautifully Presented Throughout and Ready to Move Straight Into
- Stylish Modern Kitchen with Integrated Appliances
- Contemporary Bathroom plus Separate Shower Room
- Ample Off-Street Parking and Integral Garage

- Elevated Detached Bungalow Enjoying Tranquil Mill Loch Views
- Spacious Open-Plan Living and Dining Room
- Three Double Bedrooms, Each with Fitted Wardrobes
- Attractive, Well-Maintained Gardens with Direct Loch Access
- EPC - C

# Vendace Drive

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Offered to the market with no onward chain, this beautifully presented three-bedroom detached bungalow is superbly positioned in Lochmaben, enjoying an elevated setting with stunning views over Mill Loch and offering spacious, move-in ready accommodation in a peaceful waterside location. Thoughtfully arranged throughout, the home features a generous open-plan living and dining room, creating an impressive main reception space that is perfect for both everyday living and entertaining, complemented by a stylish modern kitchen with integrated appliances and a handy utility room positioned just off. There are three well-proportioned double bedrooms, each benefiting from fitted wardrobes, together with a contemporary bathroom and a separate shower room, providing excellent flexibility for both residents and guests. Externally, the property continues to impress, with attractive and well-maintained gardens leading directly down to the loch, creating a wonderful setting for relaxing, entertaining or simply enjoying the outlook. Ample off-street parking and an integral garage, located beneath the main property, further enhance the appeal of this superb bungalow. Combining space, presentation, views and a highly desirable waterside position, this is an excellent opportunity for buyers seeking a ready-to-enjoy home in one of Lochmaben's most attractive settings.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - F.

Lochmaben is a popular and well-served Dumfries & Galloway town, renowned for its beautiful loch-side setting and relaxed pace of life, with Castle Loch, Kirk Loch and Mill Loch all close by, offering scenic walks, wildlife spotting and waterside leisure. The town provides a strong range of everyday amenities including a convenience store, café, bakery, pharmacy, medical practice, dentist, primary school and church, while local recreational facilities include an attractive 18-hole golf course set around Kirk Loch, along with a bowling green, sailing club and floodlit tennis courts. For wider shopping, schooling and transport links, Lockerbie is around 4 miles away and offers a wider selection of conveniences including supermarkets, along with a train station on the West Coast Main Line, with Dumfries approximately 7 miles. Commuters are well catered for with regular bus routes through the town connecting Lockerbie through to Dumfries, with straightforward access to the A74(M) at Lockerbie allowing direct access both north to Glasgow and south to Carlisle and the M6.

## GROUND FLOOR:

### PORCH

Double glazed sliding patio door from the driveway with an internal obscured-glazed door and window to the hallway.

### HALLWAY

Internal doors to the living room, kitchen, three bedrooms, bathroom and shower room, radiator, loft-access point, and two built-in cupboards.

### LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, two radiators, and an opening to the dining room.

### DINING ROOM

Double glazed window to the rear aspect, radiator, and an internal door to the kitchen.

### KITCHEN

Modern fitted kitchen comprising a range of base, wall, drawer and walk-in larder units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, five-burner gas hob, extractor unit, integrated microwave, integrated dishwasher, integrated fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed lighting, under-counter lighting, radiator, double glazed window to the rear aspect, and an internal door to the utility room.

### UTILITY ROOM

Fitted base units with worksurfaces above. Space with plumbing for a washing machine, space for a tumble drier, radiator, built-in cupboard, three double glazed windows to the rear aspect, and an external door to the rear garden.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, and fitted wardrobes with dressing unit.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and fitted wardrobes with dressing unit.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and fitted wardrobes with dressing unit.

### FAMILY BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a freestanding bathtub. Part-tiled walls, chrome towel radiator, radiator, and an obscured double glazed window.

### SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a nicely maintained lawned garden with mature hedging and planted borders, along with an access gate leading to the footpath at Mill Loch. The driveway and parking area are also situated to the front, providing off-street parking for two to three vehicles and access to the garage. The driveway includes double gates and extends from the road down the side of the property.

### Rear Garden:

To the rear of the property is a lawned garden with planted borders to the side and a mature hedge to the boundary. An access pathway leads from the driveway across the rear of the property to steps providing access into the utility room.

## GARAGE

Manual up-and-over garage door, fitted base units, wall-mounted gas boiler, power and lighting.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - nibbled.fidget.dorms

## 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.

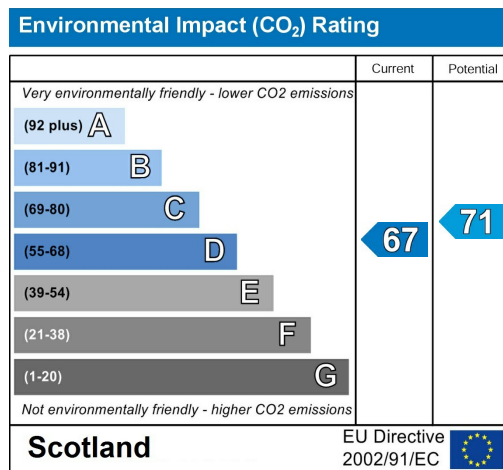
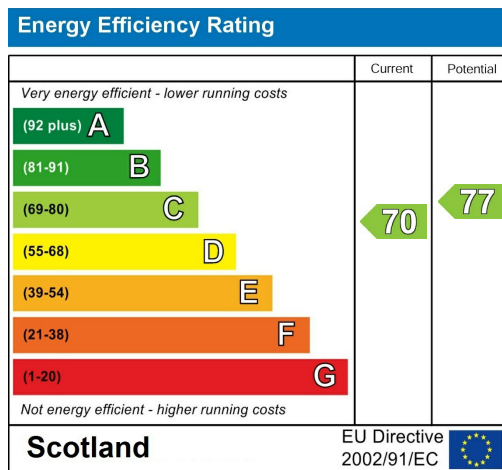
# Floorplan







## 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



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Bridgend High St, Dumfries, Annan, DG12 6AG  
Tel: 01387 245898 Email: [annan@hunters.com](mailto:annan@hunters.com)  
[www.hunters.com](http://www.hunters.com)

