

HUNTERS®

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Robson Park

Lochmaben, Lockerbie, DG11 1BQ

Offers Over £190,000



- Modern and Neutrally Decorated Semi-Detached House
- Contemporary Dining Kitchen with Garden Access
- Three Bedrooms, One with En-Suite Shower Room
- Beautifully Landscaped Rear Garden with Patio and Lawn
- Air-Source Heat Pump and Double Glazing
- Peaceful New Development in Lochmaben, Close to Mill Loch
- Spacious Living Room with Large Front-Aspect Window
- Family Bathroom and Ground-Floor WC/Cloakroom
- Off-Street Parking for Two Vehicles
- EPC - B

Tel: 01387 245898

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Situated within a peaceful modern development in the popular town of Lochmaben, close to the scenic Mill Loch, this beautifully presented and recently constructed three-bedroom semi-detached home offers bright, stylish and neutrally decorated accommodation ideally suited to modern lifestyles. The ground floor features a spacious living room with a large front-aspect window, alongside a contemporary dining kitchen with direct access to the landscaped rear garden, creating an excellent setting for everyday dining and entertaining. A convenient WC/cloakroom completes the ground-floor accommodation, while underfloor heating throughout the ground floor adds an additional touch of comfort and luxury. Upstairs, there are three bedrooms, one benefiting from an en-suite shower room, together with a modern family bathroom. Excellent storage is provided throughout the property, with built-in wardrobes or cupboards within each bedroom. Externally, the rear garden has been beautifully landscaped by the current owners and features a lovely paved patio, a neatly maintained lawn with gravelled borders and fabulous raised planters, creating an attractive and enclosed space for relaxing, entertaining and family enjoyment. Off-street parking is available for two vehicles, while an energy-efficient air-source heat pump and double glazing further enhance the comfort, efficiency and practicality of this impressive, move-in-ready home. A viewing comes highly recommended.

Utilities, Services & Ratings:

Central Heating via Air Source Heat Pump and Double Glazing Throughout.

EPC - B and Council Tax Band - D.

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.

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GROUND FLOOR:

HALLWAY

Entrance door from the front with an obscured double glazed side panel window, internal doors to the living room and WC/cloakroom, underfloor heating, stairs to the first floor landing, and a built-in cupboard.

LIVING ROOM

Double glazed window to the front aspect, fireplace with electric fire, underfloor heating, and an internal door to the dining kitchen.

DINING KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and a half bowl stainless steel sink with mixer tap and draining board, underfloor heating, double glazed door to the rear garden, and two double glazed windows to the rear aspect.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Underfloor heating, extractor fan, and a small under-stairs store with underfloor heating manifold internally.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, radiator, loft-access point, and a built-in cupboard with water-cylinder internally.

BEDROOM ONE & EN-SUITE

Bedroom One:

Double glazed window to the rear aspect, radiator, built-in wardrobe with double doors, and an internal door to the en-suite.

En-Suite:

Two piece suite comprising a pedestal wash basin, and a shower enclosure with mains shower unit. Part-boarded walls, and an extractor fan.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and a built-in wardrobe with double doors.

BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

FAMILY BATHROOM

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

EXTERNAL:

Front Driveway:

To the front of the property is a tarmac driveway allowing off-street parking for two vehicles, alongside a small area of lawn. A gate with pathway to the side of the property allows access to the rear.

Rear Garden:

To the rear of the property is a beautifully landscaped garden, including a generous paved seating area, and a lawned garden with shillied borders and raised planters. Additionally, the rear garden benefits an external cold water tap, external lighting, and the air-source heat pump unit.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///slung.quilt.communal](https://www.what3words.com/slung.quilt.communal)

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.

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

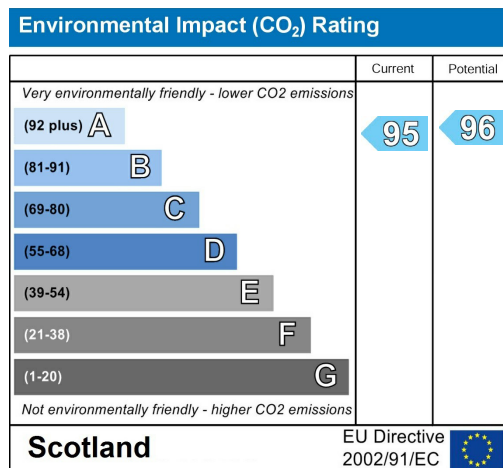
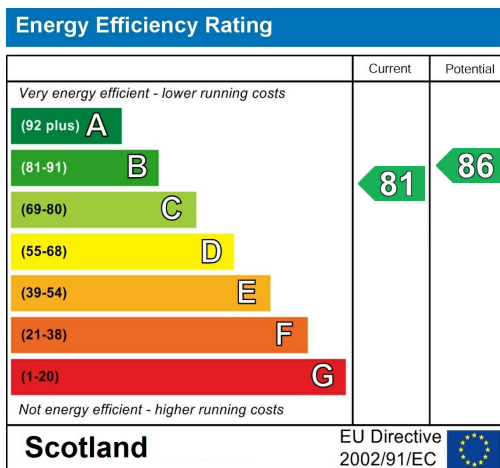






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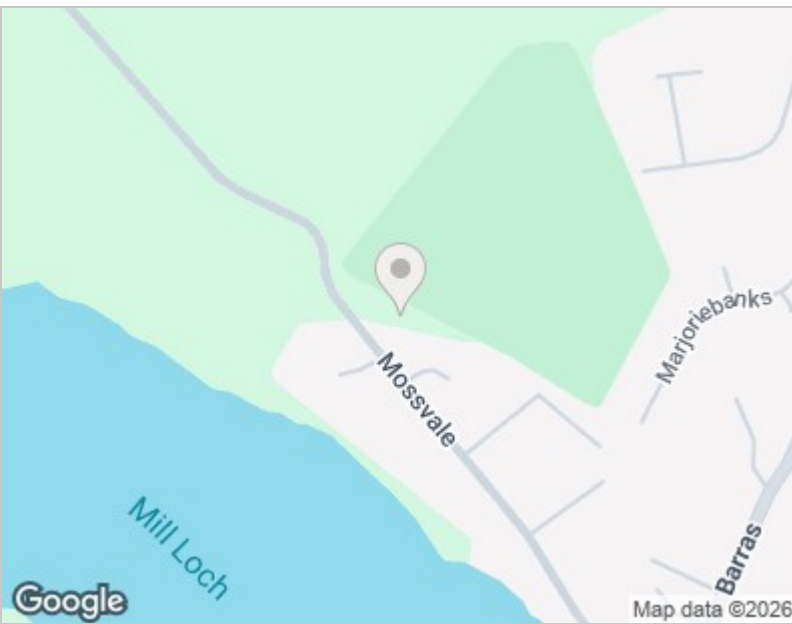
Energy Efficiency Graph



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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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.

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