



## Hillview Street

Lockerbie, DG11 2HZ

Offers Over £110,000

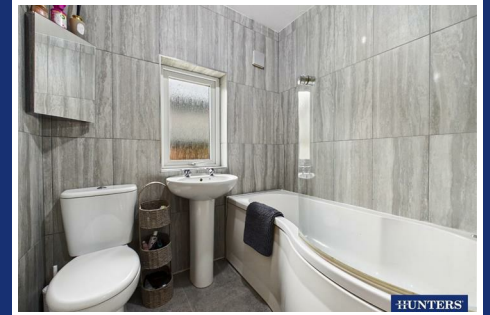
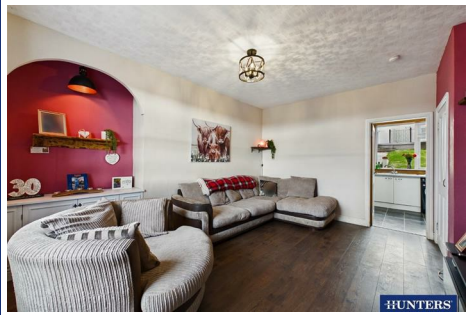


- Deceptively Spacious Mid-Terraced House
- Fantastic Opportunity to Update, Personalise and Make Your Own
- Three Double Bedrooms, Including Main Bedroom with Fitted Wardrobes
- Low-Maintenance Front Garden and Generous Tiered Rear Garden with Outbuilding
- Gas Central Heating & Double Glazing Throughout
- Elevated Position with Outlooks Over Lockerbie
- Generous Living Room plus Kitchen with Dining Area
- Three-Piece Family Bathroom
- Ample On-Street Parking Available
- EPC - D

# Hillview Street

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This deceptively spacious three double bedroom mid-terraced home presents an excellent opportunity for buyers looking to update, personalise and create a home tailored to their own style. Enjoying an elevated position with attractive outlooks over Lockerbie, the property provides generous accommodation throughout, including a large living room, a kitchen with dining area, and three well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes, all served by a three-piece family bathroom. Externally, the property features a low-maintenance front garden, a generous tiered rear garden with useful outbuilding, and ample on-street parking nearby. Complete with gas central heating and double glazing throughout, this is a fantastic opportunity for first-time buyers, families or investors seeking a spacious home with excellent potential.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

Lockerbie is a charming and well-connected market town in Dumfries and Galloway, known for its welcoming community and convenient location. The town provides a wide range of amenities to suit everyday needs, including supermarkets, independent shops, cafés, restaurants, and essential services, alongside both primary and secondary schools. Residents also benefit from local healthcare services, banks, and a selection of specialist retailers, making day-to-day life straightforward and convenient. Transport connections are particularly strong, with Lockerbie railway station on the West Coast Main Line offering regular services to Glasgow, Edinburgh, and Carlisle, while the nearby M74 provides excellent road links north and south. Regular bus routes serve the town and surrounding areas, adding further ease of travel. Its central location and excellent connectivity make Lockerbie an ideal base for commuting, accessing wider services, or exploring the scenic countryside and attractions of Dumfries and Galloway.

Tel: 01387 245898

## GROUND FLOOR:

### HALLWAY

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

### LIVING ROOM

Double glazed window to the front aspect, radiator, under-stairs cupboard, and an internal door to the kitchen.

### KITCHEN

Fitted kitchen comprising base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding gas cooker, space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect, and an external door to the rear garden.

## FIRST FLOOR:

### LANDING

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

### BEDROOM ONE

Two double glazed windows to the rear aspect, radiator, and two fitted wardrobes with matching fitted drawers.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, and a walk-in over-stairs cupboard with sliding door and double glazed window to the front aspect.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and a built-in cupboard with wall-mounted gas boiler internally.

### BATHROOM

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

## EXTERNAL:

### Front Garden:

To the front of the property is a gravelled front garden, with steps leading from the pavement to the front door, with a path and shared passageway allowing access through the properties to the rear garden.

### Rear Garden:

To the rear of the property is a tiered garden, benefitting a small paved area accessible from the kitchen, steps leading to a lawned garden, with further steps to the raised decking and brick outbuilding. The outbuilding includes a pedestrian access door, power sockets and lighting internally, along with an external cold-water tap on the rear elevation of the property.

## WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - [///truffles.master.trimmer](https://truffles.master.trimmer)

## AML DISCLOSURE:

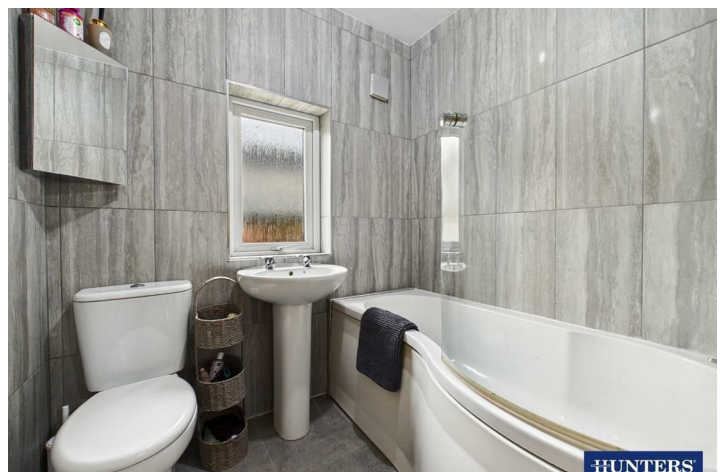
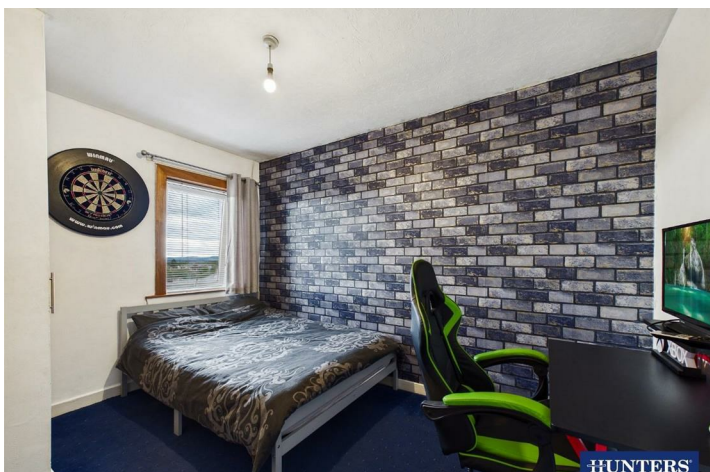
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

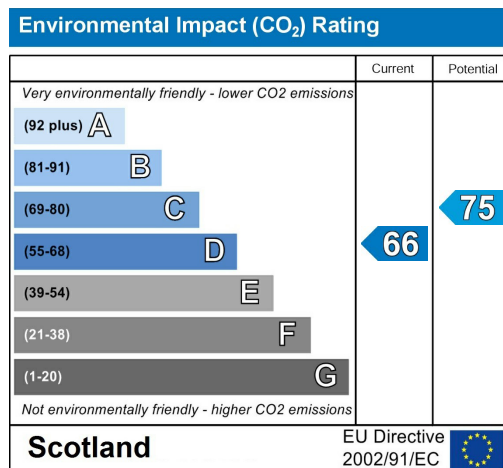
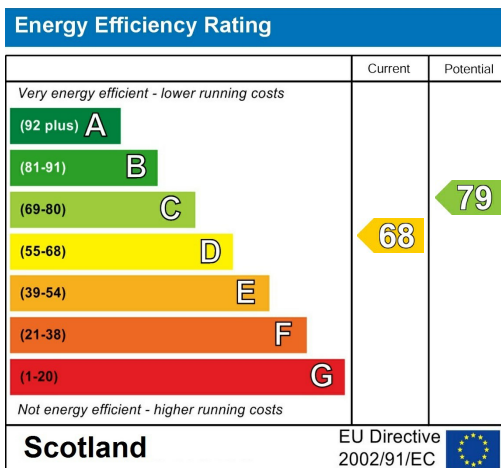
# Floorplan







### Energy Efficiency Graph

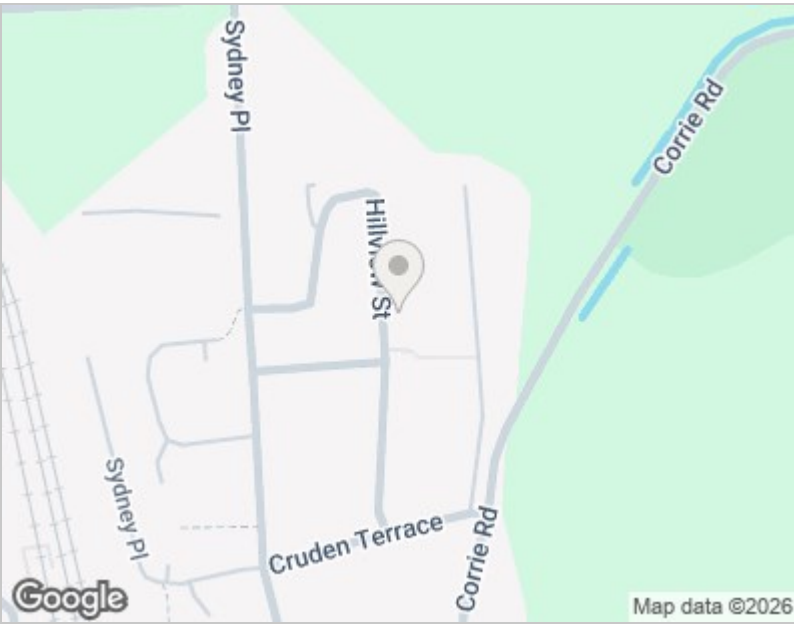


### Viewing

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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HERE TO GET YOU THERE

Tel: 01387 245898



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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