



## Lambhill Terrace

Lockerbie, DG11 2HX

Offers Over £85,000



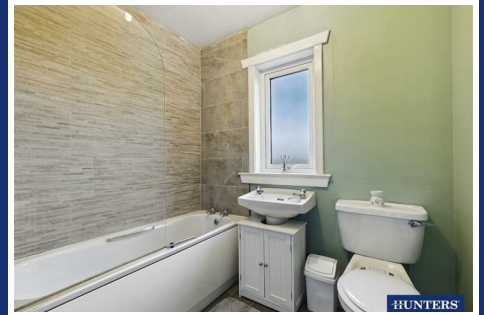
- End of Terrace House
- Large Living Room with Electric Fire
- Two Double Bedrooms
- Gardens to the Front & Rear
- Gas Central Heating & Double Glazing

- Elevated Outlook over Lockerbie
- Generous Fitted Kitchen
- Family Bathroom
- On-Street Parking
- EPC - C

# Lambhill Terrace

Lockerbie, DG11 2HX

Offers Over £85,000



Enjoying pleasant elevated views over Lockerbie, this two-bedroom end-terrace home is situated within a popular residential area and will appeal to first-time buyers and young families alike. The property benefits from gas central heating and double glazing throughout and offers well-proportioned accommodation, including a spacious living room with electric fire, a generous fitted kitchen, two double bedrooms, and a first-floor family bathroom. The home is ready for new owners to move straight into, while also presenting an excellent opportunity to upgrade, adapt and personalise over time. Externally, there are gardens to both the front and rear, offering scope for landscaping, along with on-street parking available on Lambhill Terrace. An appealing property with excellent potential, contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C 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.

## GROUND FLOOR:

### ENTRANCE HALL

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

### LIVING ROOM

14'10" x 11'10" (4.52m x 3.61m)

Double glazed window to the front aspect, radiator, fireplace with electric fire, opening to the under-stairs cupboard, and an internal door to the kitchen. Measurements to the maximum points.

### KITCHEN

16'10" x 8'9" (5.13m x 2.67m)

Fitted base, wall and drawer units with worksurfaces above. Integrated eye-level electric double oven, gas hob, extractor unit, integrated dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, radiator, external door to the rear garden, and a double glazed window to the rear aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to two bedrooms and bathroom, loft-access point, and a built-in cupboard.

### BEDROOM ONE

12'5" x 11'6" (3.78m x 3.51m)

Two double glazed windows to the front aspect, radiator, built-in cupboard with wall-mounted gas boiler internally, and two built-in wardrobes/cupboards. Measurements to the maximum points.

### BEDROOM TWO

12'3" x 9'4" (3.73m x 2.84m)

Double glazed window to the rear aspect, and a radiator.

## BATHROOM

7'1" x 5'8" (2.16m x 1.73m)

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

## EXTERNAL:

Front Garden & Parking:

To the front of the property is a raised garden area, along with tarmac pathway and steps from the front pavement to the front door. A pathway to the side of the property allows access to the rear garden. Parking is available on-street within Lambhill Terrace.

Rear Garden:

To the rear of the property is a garden area which descends away from the property, with a small lawn, borders, gravelled area, and a timber garden shed. There is a pedestrian right of access for the neighbours to access their garden.

## WHAT3WORDS:

For the location of this property, please visit the **What3Words App** and enter - comically.wounds.trials

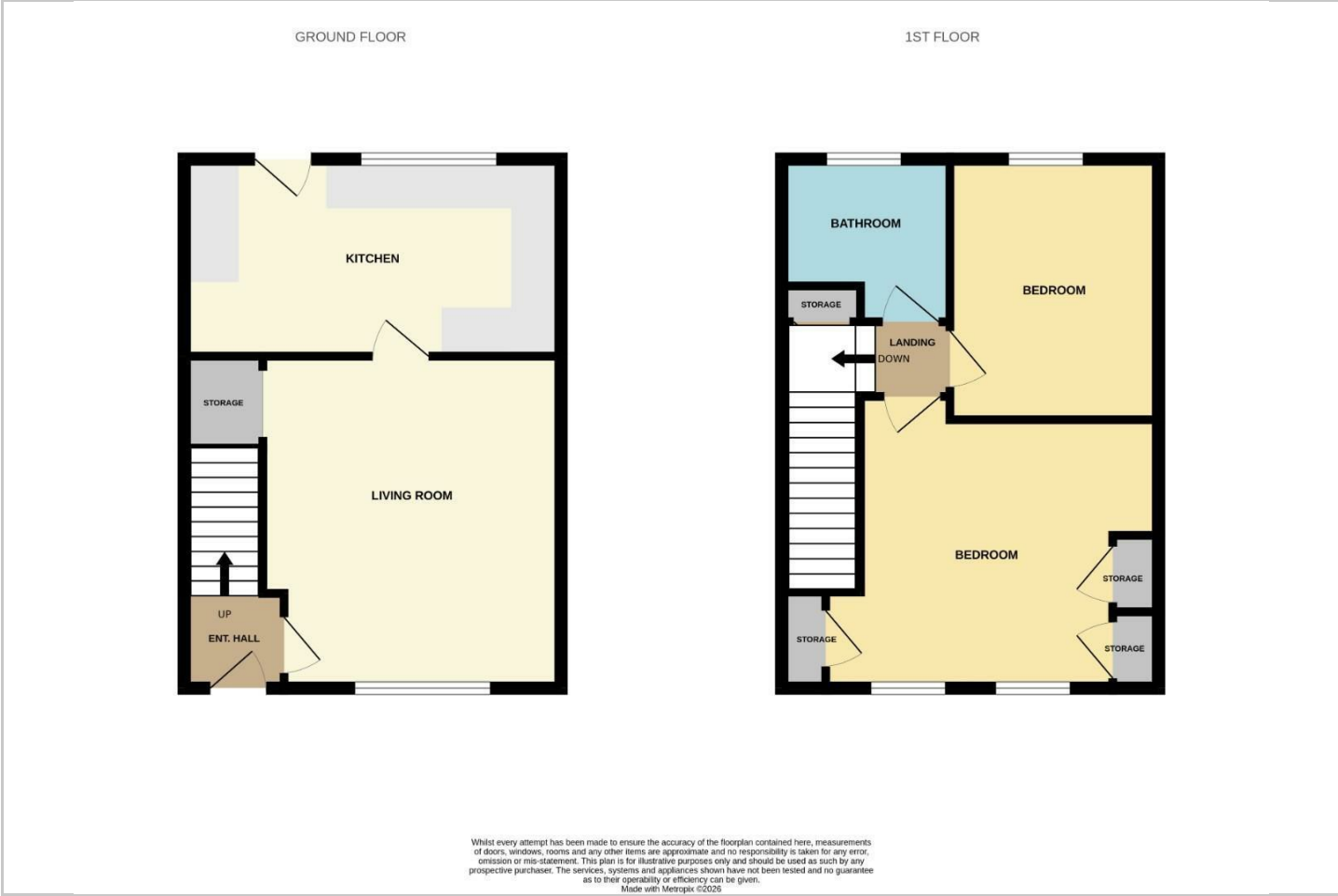
## AML DISCLOSURE:

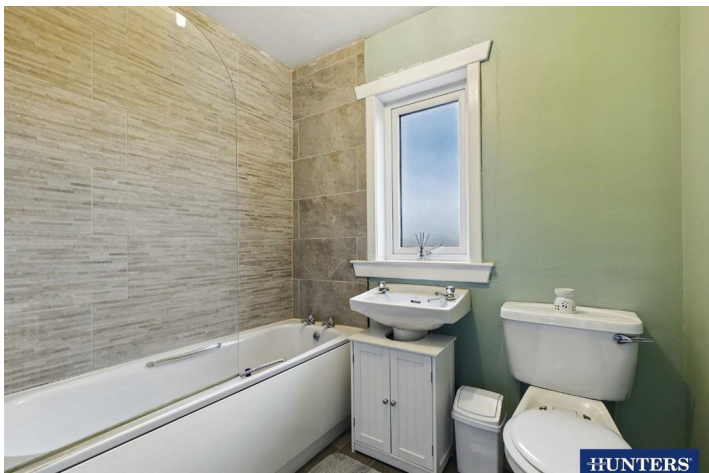
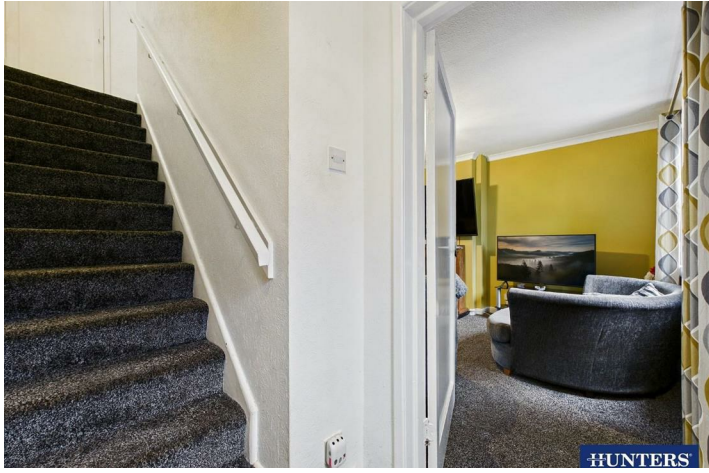
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

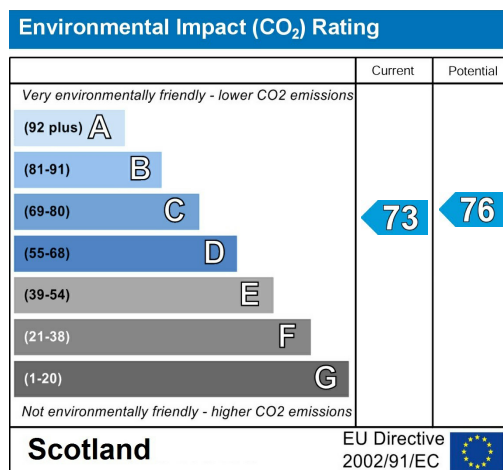
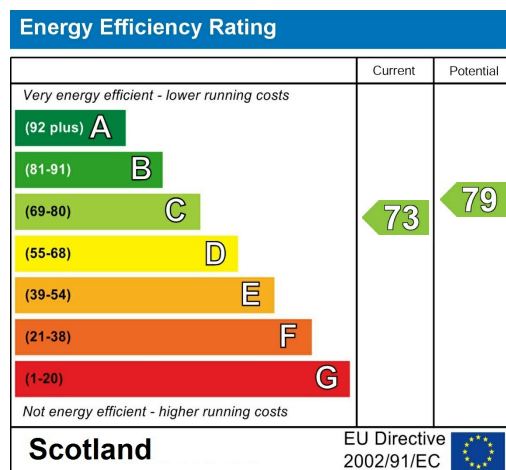
Floorplan







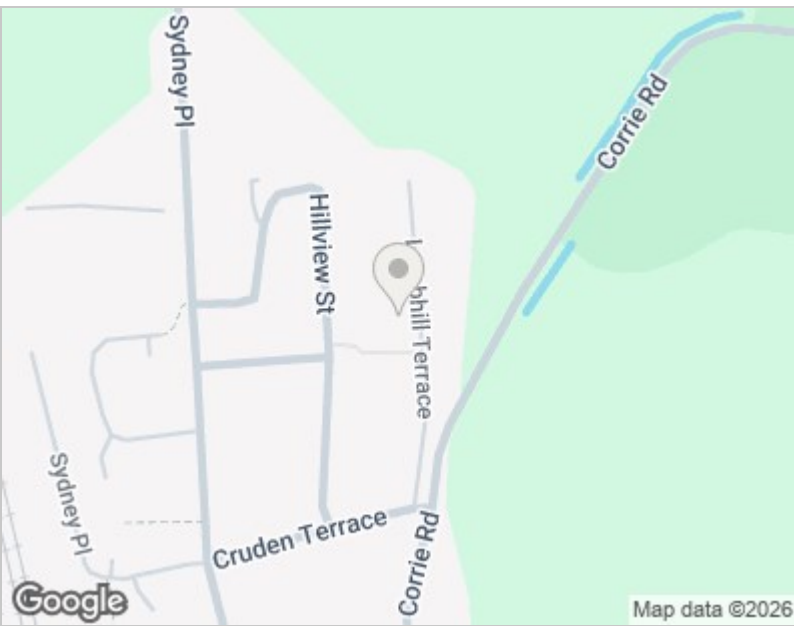
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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