

HUNTERS®

HERE TO GET *you* THERE



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2 Douglas Terrace

Lockerbie, DG11 2DZ

Offers Over £430,000



Council Tax: G



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GROUND FLOOR:

VESTIBULE

Double entrance doors from the front, internal door to the hallway, and feature tiled flooring.

HALLWAY

Internal doors to the lounge, living room, family room, dining room and WC/cloakroom, stairs to the first floor landing, radiator and a built-in cupboard with lighting and wall-mounted gas boiler internally.

LOUNGE

Single glazed window to the front aspect, single glazed bay-window to the side aspect, three radiators, open fireplace and a recessed cupboard.

LIVING ROOM

Single glazed window to the side aspect, single glazed window to the rear aspect, radiator, decorative fireplace and a recessed cupboard.

FAMILY ROOM

Single glazed window to the front aspect, radiator, open fireplace and a recessed cupboard.

DINING ROOM

Single glazed window to the rear aspect, radiator, internal doors to the kitchen and study, and a walk-in larder/cupboard.

STUDY

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

KITCHEN

Aga cooker, two-bowl Belfast sink, radiator, tiled flooring, external door to the side driveway and two single glazed windows to the side aspect.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Part-tiled walls, tiled flooring, radiator and an obscured single glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with galleried landing, internal doors to four bedrooms and family bathroom, loft-access point, a walk-in airing cupboard with water tank internally and a large single glazed window to the side aspect.

BEDROOM ONE

Single glazed window to the side aspect, single glazed window to the rear aspect, radiator, decorative fireplace and two recessed cupboards.

BEDROOM TWO

Single glazed window to the front aspect, single glazed window to the side aspect, radiator, decorative fireplace and a recessed cupboard.

BEDROOM THREE

Two single glazed windows to the front aspect, radiator, decorative fireplace and a recessed cupboard.

BEDROOM FOUR

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

FAMILY BATHROOM

Three piece suite comprising a WC, wash basin and bathtub with hand shower attachment. Single glazed window to the rear aspect, decorative fireplace and a recessed cupboard.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with established and mature borders of trees, shrubs and flowers. A pedestrian gate with pathway provides access from the pavement to the front door, additionally, a separate double-gated entrance with block-paved driveway extends to the side of the property and allows for off-street parking for two/three vehicles. Access from the driveway into the property via the kitchen entrance door, along with access into the garage. An external cold water tap is located on the side elevation.

Rear & Side Gardens:

To the rear of the property is an enclosed garden, including an area of lawn with established and mature borders of trees, shrubs and plants, along with a block-paved seating area with timber pergola over located directly behind the garage. To the side of the property is a further lawned garden, with mature trees and hedging, along with a gravelled border area.

GARAGE

Manual up and over garage door, pedestrian access door, two single glazed windows, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - forgot.terms.tangling

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.



