



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

A charming 3/4 bed detached bungalow, good condition, garage conversion, quiet cul-de-sac location, beautiful garden space



01387 218 080



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer to the market this charming three/four-bed detached bungalow, nestled beautifully in a quiet residential cul-de-sac within the peaceful and popular town of Lockerbie. This lovely home is set within beautiful gardens and we are all well aware Bungalow style homes such as these are highly sought after and becoming something of a rarity these days.

THE LOUNGE



The property offers a home that is not only extremely comfortable and relaxing but given the single-level layout, it's ideal for retirees or someone seeking an easy access home that is easy to get around in. The lounge is a good size with plenty of options for furniture layouts and a large window which helps create a very bright and comfortable space.

THE KITCHEN



The spacious kitchen/diner is finished with a range of beech units with an electric oven, grill, hob and dishwasher with space for a dining table. The utility room offers the perfect solution to keep the washing out of sight and helps make washday a little more bearable.



THE UTILITY





There are three/four bedrooms in this lovely home, depending on how you wish to use the space available. All the bedrooms are a good size with lots of storage space and ample space for free-standing furniture. The master bedroom has an ensuite with a large standalone shower enclosure. The shower room contains a toilet and sink with a standalone enclosure and a mains shower unit. Central heating and double-glazing keep the home warm, comfortable, and secure.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



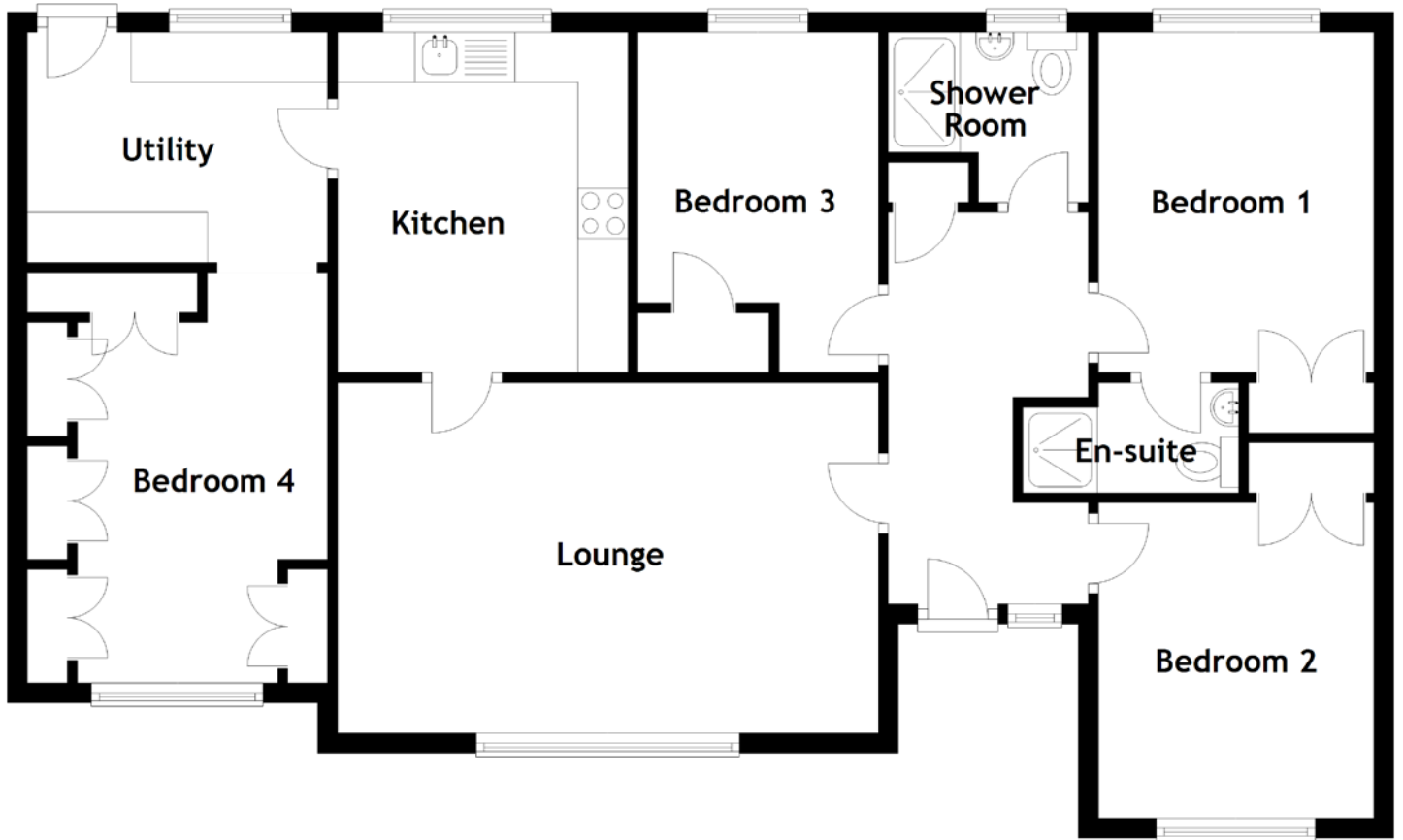
The outside space of this home also adds so much lifestyle value for the new owners. The gardens are beautifully landscaped, with excellent low-maintenance space to relax on the sun patio, for those who love to be close to nature, it's perfect. The mono-blocked driveway can cater easily for many vehicles.

Wildlife and many birds will regularly visit the garden. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching for attributes like a Bungalow design, spacious and flexible accommodation, set in a quiet cul-de-sac in a quaint friendly town, and an all-around great home, then this may be it. Early viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

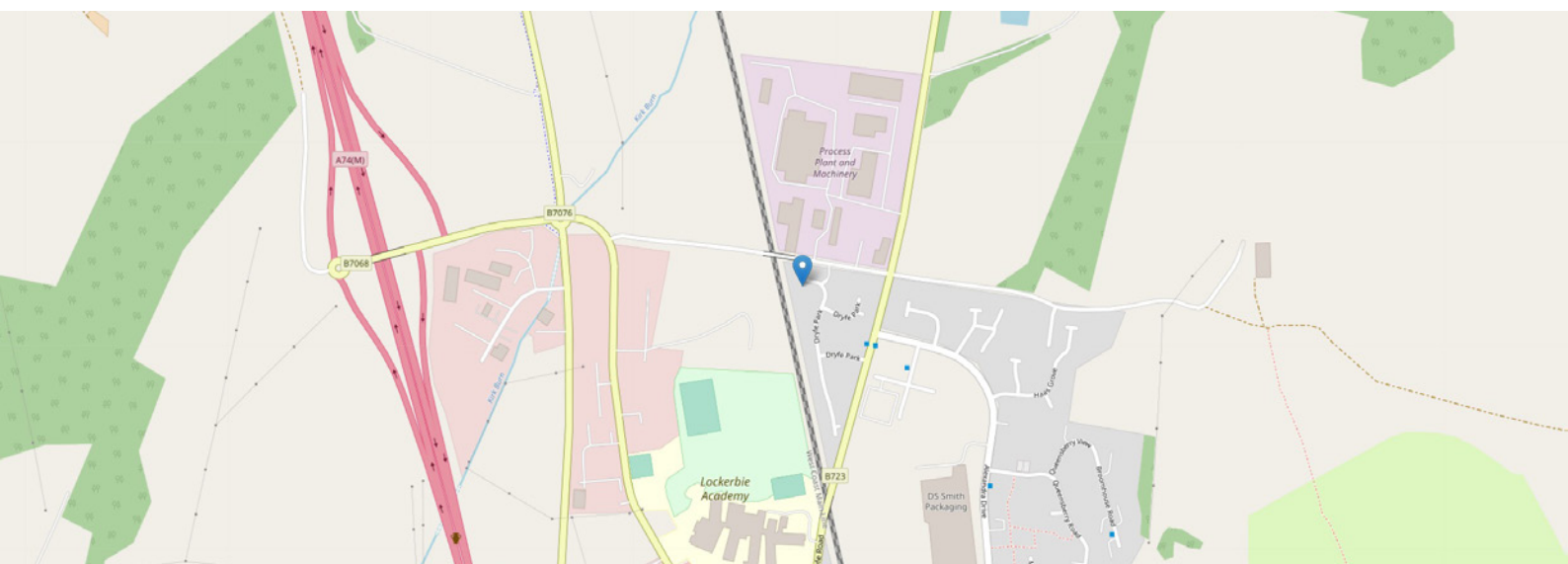
Lounge	5.35m (17'7") x 3.50m (11'6")
Kitchen	3.40m (11'2") x 2.90m (9'6")
Utility	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	3.40m (11'2") x 2.75m (9')
En-suite	2.15m (7'1") x 1.10m (3'7")
Bedroom 2	3.15m (10'4") x 2.75m (9')
Bedroom 3	3.40m (11'2") x 2.40m (7'10")

Bedroom 4	4.10m (13'5") x 3.00m (9'10")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 90m²
EPC Rating: C

Buyer's Premium Value: £4000.00

Extras (Included in the sale): Furniture and freestanding appliances may be available by separate negotiation.



THE LOCATION

Lockerbie town is served by several large supermarkets whilst also preserving a friendly market town feel with access to superb quality locally grown produce. Lockerbie has excellent schools, with higher education resources available in Dumfries, 12 miles to the West. Dumfries and Carlisle, 25 miles to the South, offer numerous high-quality shops and further cultural opportunities.





Lockerbie is a charming market town with a history dating back to the nearby Roman fort at Burnswark. Its name confirms a later Viking influence and in the 18th Century, it became a flourishing farming settlement and trading post between London and Glasgow. Its key role was further established by the building of the Carlisle to Glasgow road by Thomas Telford in 1816 (now the M74 motorway) and then the Caledonian railway in 1847 (now the main West coastline). To this day, Lockerbie remains an excellent base for reaching many areas in Scotland and North England, with Edinburgh, Glasgow and Newcastle and their airports all reachable within 90 minutes by road. There are excellent rail links from Lockerbie Train Station which is within easy walking distance from the house. Only 50 mins to central Edinburgh, as well as links to Glasgow and London further enhance Lockerbie as a thriving commuting base.

Lockerbie provides easy access to numerous outdoor pursuits including its own beautiful 18 hole golf course, with many more high-quality golf courses nearby. It has a world class ice rink for curling, skating and socialising. Lockerbie Manor outdoor bounds centre provides a wide range of activities including climbing, abseiling and archery. In Lochmaben, 4 miles to the West, there are three scenic lochs, offering first class opportunities for fishing, sailing and waterskiing. There are walks and mountain biking tracks of the highest standard nearby including those at Ae and Mabie forests and the Annandale way. For the more contemplative, there is the amazing Samye Ling Tibetan Buddhist Centre and grounds, 14 miles to the North. The beautiful beaches of the Solway Firth are a relaxing 30-minute drive away and the M74 gives easy access to the Lake District National Park 1 hour to the South, with world-beating mountain and lake vistas and associated activities.




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01387 218 080
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**



Text and description
KEN MEISAK
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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