

# HUNTERS<sup>®</sup>

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## Hollee

Kirkpatrick Fleming, Lockerbie, DG11 3NF

Offers Over £190,000



Council Tax: C



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## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front and internal doors to the living room and bedroom one.

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with open coal fire and internal doors to the kitchen and inner hall.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Electric range cooker, extractor unit, space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, recessed spotlights, radiator, tiled flooring, double glazed window to the rear aspect, internal door to the dining room/study and an external door to the rear garden.

### DINING ROOM/STUDY

Double glazed window to the side aspect, radiator, cupboard and an internal door to the shower room.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and built-in wardrobes/cupboards.

### INNER HALL

Internal door to bedroom two and a loft-access point.

### BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

## SHOWER ROOM

Three piece suite comprising a vanity unit with wash basin and WC, and a shower enclosure with electric shower unit. Fully-tiled walls, chrome towel radiator, extractor fan and an obscured double glazed window.

## EXTERNAL:

### Front Driveway:

To the front of the property is a large gravelled driveway with both vehicular access gate and separate pedestrian access gate. The driveway allows off-road parking for multiple vehicles, with space to accommodate a caravan or campervan. Access from the driveway into the entrance hall along with a pedestrian access gate to the rear garden. Please note, the neighbouring property has a pedestrian right of access over a strip of the driveway.

### Rear Garden:

To the rear of the property is an enclosed garden, beautifully landscaped and maintained, benefitting lawn, a paved seating area and concrete hardstanding area to the side. Within the rear garden is a small brick outbuilding/store, oil tank, oil-fired boiler and an external cold water tap.

## WHAT3WORDS

For the location of this property please visit the [What3Words App](https://www.what3words.com/) and enter - [pets.hothouse.starlight](https://www.what3words.com/pets.hothouse.starlight)

## 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.



