



Fairholm Crescent

Lockerbie, DG11 2EP

Offers Over £220,000



- Immaculately Presented & Modern Detached Bungalow
- Spacious Living Room with Gas Fire
- Large Conservatory with Beautiful Garden Outlook
- Enclosed & Immaculately Maintained Rear Garden
- Large Loft with Pull-Down Ladder, Full Boarding, Power & Lighting
- Sought-After Area of Lockerbie and Within a Peaceful Cul-De-Sac
- Contemporary Dining Kitchen
- Modern Family Shower Room
- Attached Garage plus Driveway Parking
- EPC - C

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Peacefully situated in a cul-de-sac within a sought-after area of Lockerbie, this detached two-bedroom bungalow with conservatory and garage enjoys an excellent plot and is presented in turn-key condition. Offering a thoughtfully updated and modern interior, the home includes a spacious living room with a gas fire, a contemporary fitted kitchen with dining area, and a bright conservatory which both overlooks and enjoys direct access to the rear garden, along with two double bedrooms and a modern family shower room. Additionally, the home benefits from excellent storage options, including fitted wardrobes to the main bedroom and a large loft accessed from the garage via a pull-down ladder, complete with full boarding, power and lighting. The rear garden is well maintained and includes a neat lawn with established borders offering colour throughout the seasons, along with a lovely part-paved and part-gravelled area for outdoor entertaining. Off-street parking for two vehicles, along with the attached garage, offers daily practicality, with future potential to adapt and develop should a new owner require further accommodation or a handy utility room, subject to the necessary permissions. A viewing is essential to appreciate every aspect of this wonderful home, contact Hunters today.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

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:

ENTRANCE HALL

Entrance door from the front driveway, opening to the hallway, and a radiator.

HALLWAY

Internal doors to the dining kitchen, living room, two bedrooms and shower room.

LIVING ROOM

Double glazed window to the front aspect, radiator, and a fireplace with gas fire.

DINING KITCHEN

Fitted kitchen comprising a range of contemporary base, wall, drawer and larder units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, one bowl stainless steel sink with mixer tap, space for an under-counter fridge, space for a dining table, radiator, internal door to the garage, double-glazed door to the conservatory, and a double glazed window to the rear aspect.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed external door to the rear garden, and a radiator.

BEDROOM ONE

Internal double glazed window to the conservatory, radiator, and extensive fitted wardrobes. The water-tank is situated within one of the wardrobes.

BEDROOM TWO

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

SHOWER ROOM

Three piece suite comprising a vanity unit with WC and wash basin, and walk-in shower enclosure with mains shower. Part-boarded walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance gravelled garden with mature trees, alongside a tarmac driveway allowing off-street parking for two vehicles. Access from the driveway into the garage, along with side access-gate to the rear garden.

Rear Garden:

To the rear of the property is a large and enclosed garden, benefitting a neat lawn with established borders, including a variety of seasonal bulbs, flowers, shrubs and trees, alongside a part-gravelled and part-paved

area, perfect for outdoor entertaining or as a drying area. Additionally, the rear garden benefits a timber garden shed.

GARAGE

Manual up-and-over garage door, double glazed pedestrian access door to the rear garden, obscured double glazed window, power, lighting, and a loft-access point. The loft includes a manual pull-down ladder, full boarding, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - surreal.peroxide.autumn

AML DISCLOSURE:

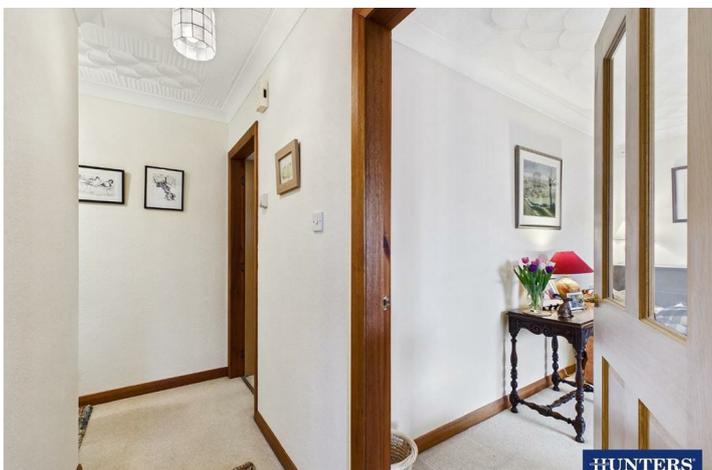
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

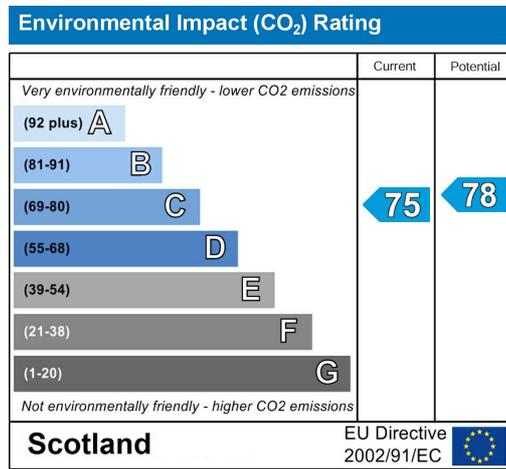
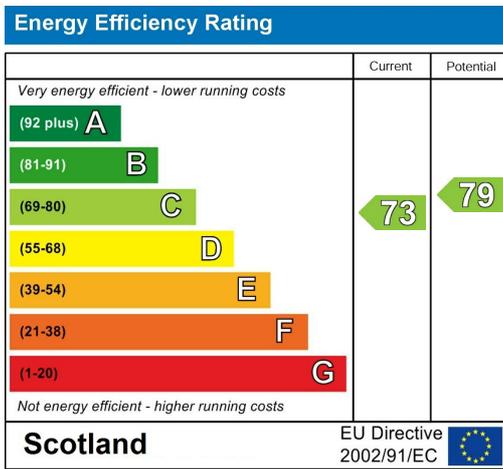
Floorplan







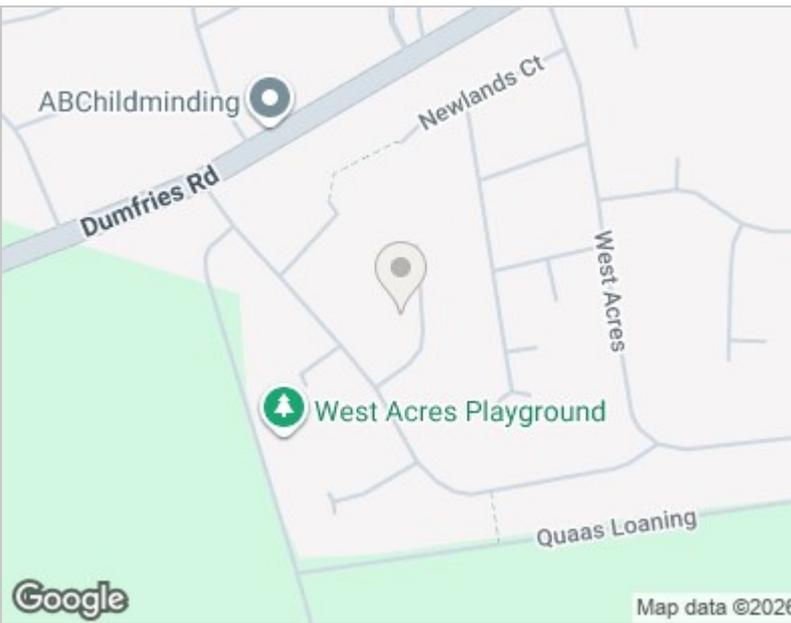
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
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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