



Longmeadow Cottage, Hollee

Kirkpatrick Fleming, Lockerbie, DG11 3NF

Offers Over £225,000



- No Onward Chain
- Spacious Detached Bungalow
- Generous Plot with Mature Front & Rear Gardens
- Three Double Bedrooms
- Detached Garage with adjoining Office/Store
- Peaceful Semi-Rural Location in the Hamlet of of Hollee
- Excellent Opportunity to Personalise & Make your Own
- Large Conservatory Overlooking the Gardens
- Wet-Room style Shower Room
- EPC - E

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Property launch on Friday 8th August between 12:30 and 13:30, please contact Hunters to schedule your private viewing.

Enjoying a generous plot in the semi-rural hamlet of Hollee, this spacious three-bedroom detached bungalow presents an ideal opportunity for those looking to personalise a well-proportioned home in a peaceful setting. Offered with no onward chain, the property features three double bedrooms, a bright front-facing living room, and a large conservatory overlooking the rear garden. For added convenience, the shower room has been upgraded to include a wet-room style shower, ideal for those with limited mobility. Outside, the home benefits from mature gardens, ample off-road parking, and a detached garage with an adjoining office/store, perfect for those working from home or in need of additional storage. With its versatile layout and excellent outdoor space, this is a fantastic option for a variety of buyers, from families to downsizers. Early viewing is highly recommended.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen, utility cupboard, conservatory, three bedrooms and shower room internally. Externally, there are gardens to the front and rear, off-street parking and a detached garage with office/store. EPC - E and Council Tax Band - D.

Set on the edge of the peaceful village of Kirkpatrick Fleming, Hollee offers a tranquil rural lifestyle with excellent access to nearby towns and transport links. Kirkpatrick Fleming village features a well-regarded primary school, a traditional pub, a village hall, a local shop, and a historic church, all contributing to its warm, close-knit community feel. The nearby towns of Gretna, Annan and Lockerbie provide a wider range of amenities including supermarkets, healthcare, and schools. For commuters, Lockerbie and Gretna offer mainline rail links to Carlisle, Glasgow, and Edinburgh, and the nearby A74(M) ensures quick road access to both Scotland and the north of England, making this an ideal location for those seeking countryside living with everyday convenience.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front and an internal door to the hallway.

HALLWAY

Internal doors to the living room, kitchen, three bedrooms and shower room, double glazed sliding patio door to the conservatory, walk-in cupboard with lighting, and a radiator.

LIVING ROOM

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

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Space for an electric cooker, space and plumbing for a dishwasher, one and a half bowl sink with mixer tap, radiator, loft-access point, double glazed window to the rear aspect, internal door to the utility cupboard and an external door to the rear garden.

UTILITY CUPBOARD

Freestanding oil boiler, space and plumbing for a washing machine and an obscured double glazed window.

CONSERVATORY

Double glazed French doors to the rear garden, double glazed windows, and a radiator.

BEDROOM ONE

Double glazed window to the front aspect and a radiator.

BEDROOM TWO

Double glazed window to the front aspect and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, radiator and a walk-in wardrobe/cupboard with lighting and radiator internally.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and wet-room style shower area with mains shower. Part-boarded walls, radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden:

To the front of the property is a low-maintenance walled garden with pathway and gate.

Rear Garden & Driveway:

To the side and rear of the property is an enclosed

garden with large driveway. Access to the driveway is via double gates, of which the concrete driveway allow for off-road parking for multiple vehicles, with further access from there into the garage. The rear garden is predominantly lawned, including a selection of mature trees, bushes and hedging, along with a paved seating area directly behind the property. The oil tank is located within the rear garden.

GARAGE & OFFICE/STORE

Garage:

Garage door, power and lighting.

Office/Store:

Power, lighting and a double glazed window.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - trouble.pedicure.shady

AML DISCLOSURE

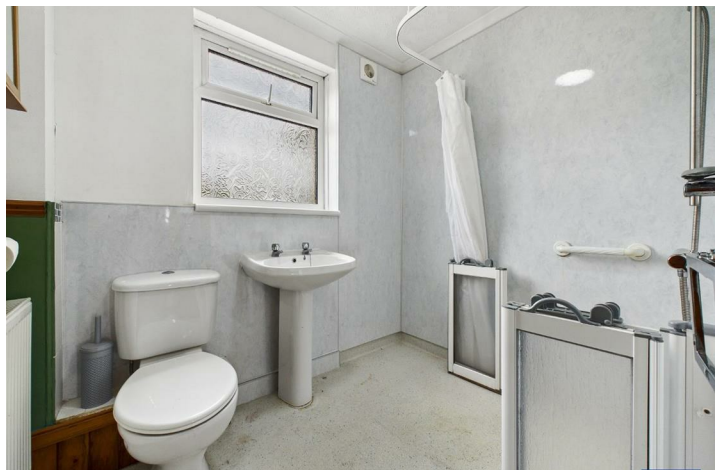
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

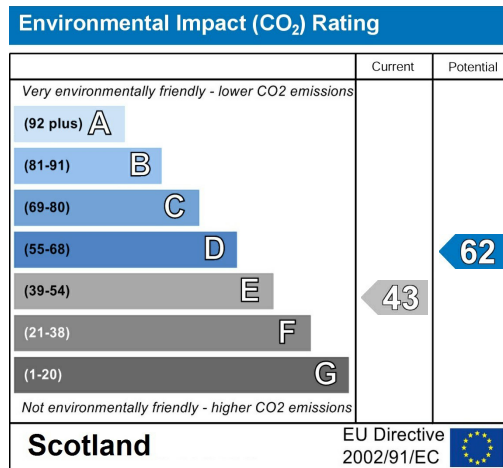
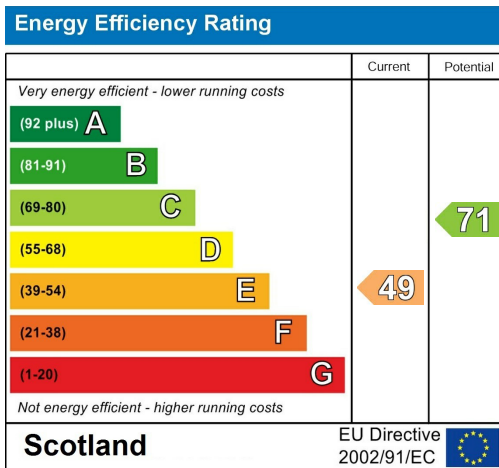
Floorplan







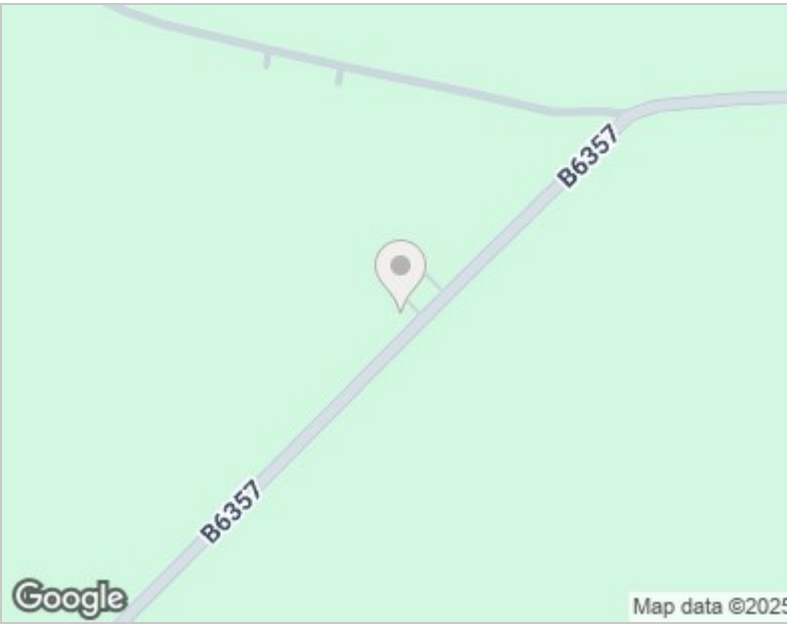
Energy Efficiency Graph



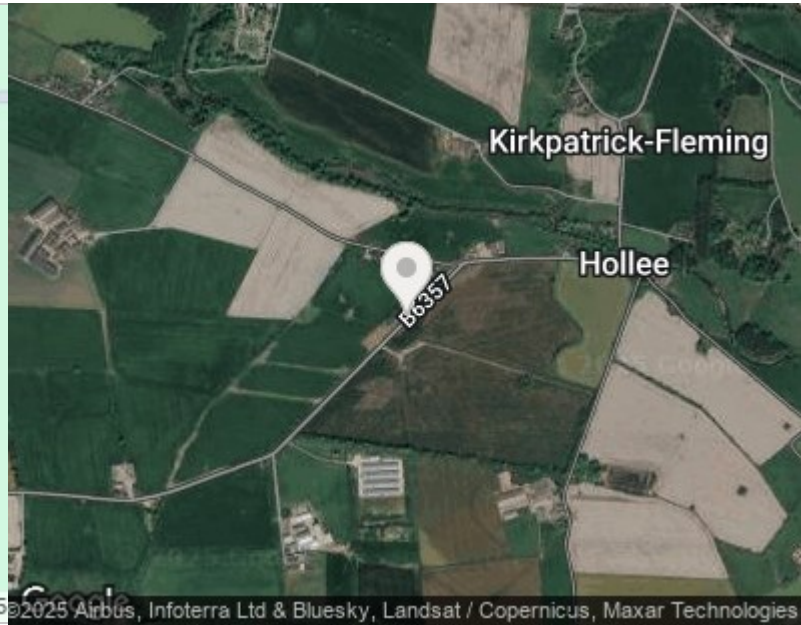
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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