

# HUNTERS®

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## Princes Street

Lochmaben, Lockerbie, DG11 1PH

Offers Over £142,000



- Mid-Terrace Cottage in an Excellent Condition
- Spacious Living Room with Wood-Burning Stove
- Two Generously Sized Bedrooms
- Rear Garden with Patio, Lawn & Large Timber Shed
- Gas Central Heating and Double Glazing

- Ideally Located within Lochmaben
- Kitchen with Breakfast Bar & Patio Doors
- Modern Three Piece Bathroom
- On-Street Parking to the Front
- EPC - D

Tel: 01387 245898

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Property launch on Friday 23rd May between 12:0pm - 1:30pm, please contact Hunters to schedule your private viewing.

This charming two-bedroom mid-terraced cottage is ideally located in the heart of Lochmaben and is offered to the market in an excellent condition throughout with no onward chain, making it an excellent choice for a wide range of buyers. The property features a spacious living room with a cosy wood-burning stove, a modern kitchen with a stylish breakfast bar, and two generously sized bedrooms. To the rear, there is a large garden with a lovely patio area, well-maintained lawn, and a substantial timber store suitable for multiple uses. Additional highlights include excellent internal storage in the main hallway, combining comfort with practicality throughout. Early viewing is highly recommended, contact Hunters Annan today to arrange your appointment.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen, two bedrooms and bathroom internally with an enclosed garden to the rear and on-street parking to the front. EPC - D and Council Tax Band - C.

Located moments from the heart of Lochmaben and within a short stroll from Kirk Loch, one of Lochmaben's three beautiful lochs. The town itself has amenities including a convenience store, café, bakery, pharmacy, medical practice, dentist, primary school and church. For those looking for a more relaxed lifestyle, the Lochmaben Golf Course is an 18 hole course, set around the Kirk Loch, with a beautiful picturesque backdrop along with a bowling green, sailing club and tennis court. The larger town of Lockerbie is accessible within 4 miles, which includes Lockerbie train station, part of the West Coast mainline and Dumfries can be reached within 7 miles and Carlisle within 29 miles. There is easy access to the A74(M) at Lockerbie and the A75 at Annan and Dumfries.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the hallway, recessed spotlights and a loft-access point.

### HALLWAY

Internal doors to the living room, kitchen, two bedrooms and bathroom, radiator, recessed spotlights and three built-in cupboards, two with lighting internally.

### LIVING ROOM

Double glazed window to the front aspect, radiator and an inglenook wood-burning stove with hearth.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Breakfast bar seating area, integrated electric oven, gas hob, extractor unit, space and plumbing for a washing machine, integrated slimline dishwasher, space for a fridge freezer, one bowl sink with mixer tap, radiator, wall mounted and enclosed gas boiler and double glazed patio doors to the rear garden.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and a freestanding wardrobe with sliding doors.

### BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

### BATHROOM

Three piece suite comprising a vanity WC and wash basin combination unit and a bath with mains shower over. Part-tiled walls, tiled flooring, chrome towel radiator and an obscure double glazed window.

### EXTERNAL:

Parking:

On-street parking to the front.

Rear Garden:

Benefitting a generous paved seating area with

external cold water tap directly outside the kitchen patio doors, with further lawned garden and two timber sheds to the upper garden. There is a side access pathway with gate leading between the properties back to the front street.

### WHAT3WORDS

For the location of this property please visit the [W h a t 3 W o r d s A p p](https://what3words.com) and enter - stung.haggling.feasts

### PLEASE NOTE

The neighbours have a pedestrian right of way over the rear garden to the front of the property.

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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

This properties Home Report 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

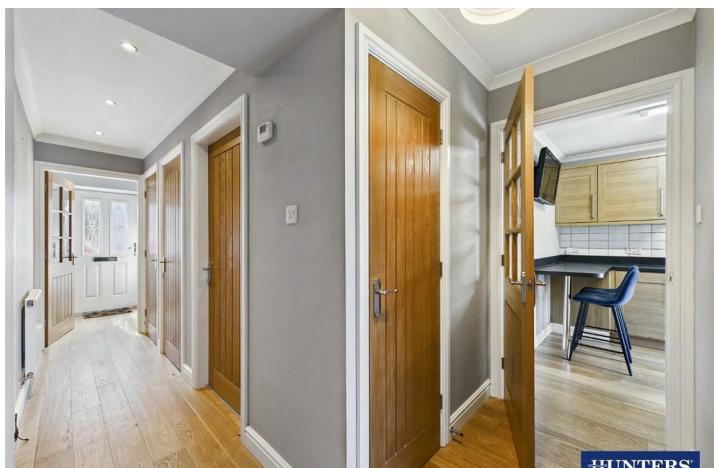




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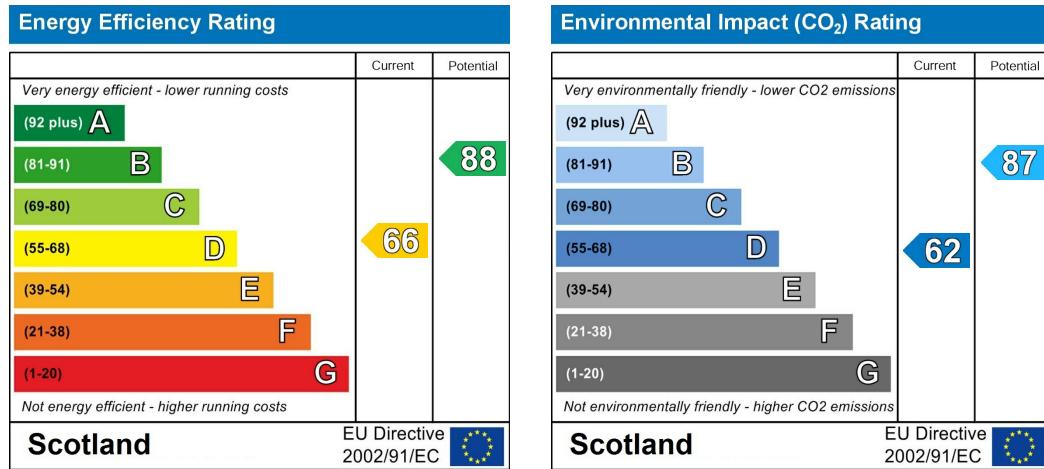


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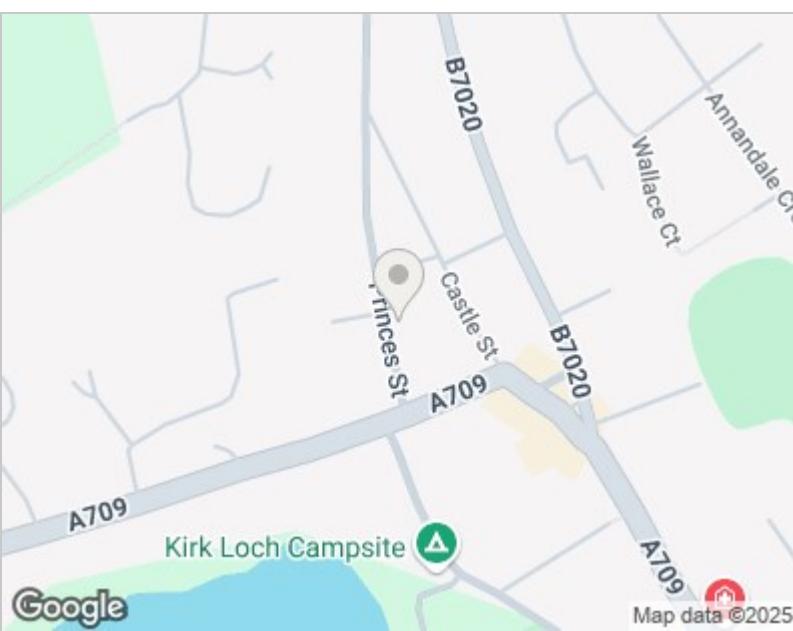
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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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