



## Westfield Gardens, , Lockerbie, DG11 2FB

- A attractive semi-detached bungalow set within a development of retirement bungalows
- Independant Living Room with care call line system,
- Cloarkroom/WC, Entrance Hallway with Storage,
- Enclosed Rear Garden, Outstore,
- Well Presented and Movein Ready,

- Wonderful opportunity for clients aged 50 years
- Master Bedroom with Ensuite Shower Room, Bedroom 2,
- Open Plan Kitchen Living and Dining Area,
- C/H, D/G
- Energy Rating - C

**Offers Over £90,000**





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## DESCRIPTION

Property Launch on Wednesday 2nd April between 11:00 - 12:00pm, please contact Hunters to schedule your private viewing.

We are delighted to offer to the market for sale an attractive semi-detached bungalow set within a development of retirement bungalows. The property offers a wonderful opportunity for clients aged 50 years and over who are looking for independence with the benefits from having a call line system. This provides the perfect balance of independent living within easy reach of care when needed. Contact Hunters for further information.

The accommodation deceptively spacious briefly comprising of Entrance Hallway, Cloakroom/WC, Open Plan Kitchen, Living and Dining Area with French Doors into the rear garden. Master Bedroom with Ensuite Shower Room and Bedroom 2. The property is benefiting from Central Heating, Double Glazing, Enclosed Rear Garden. Energy Rating - C and Council Tax Band C.

Located only a ten minute walk from Lockerbie Town Centre, the property enjoys excellent access to many amenities including local shops, supermarkets, bakeries, cafes and personal beauty salons. Transport links through Lockerbie are excellent, with Lockerbie train station being on the West Coast mainline, the A74(M) being minutes drive away with the additional convenience of regular bus routes around the locality and beyond.







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

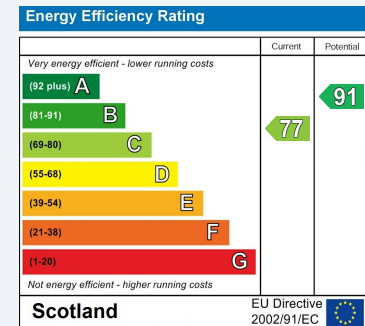
Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.