



## Mains Meadow, Lockerbie

- Immaculately Presented Ground Floor Flat,
- Living Room and Dining Room
- Communal Entrance Hall,
- Energy Rating - C
- 2 Double Bedrooms, Wetroom,
- Kitchen, Entrance Hall,
- Communal Gardens, D/G, C/H,

**£80,000**

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# Mains Meadow, Lockerbie

## DESCRIPTION

Immaculately presented 2 Double Bedroom Ground Floor Flat boasting a walk in condition. The property will suit a variety of buyers and is perfectly situated for ease of access to a wealth of local amenities - No Onward Chain.

A viewing is highly recommended to appreciate the property and the location.

The deceptively spacious accommodation briefly comprises of Communal Entrance Hall, Private Entrance Hallway with Built in Storage, Living and Dining Room, Modern Breakfast Kitchen, 2 Double Bedrooms and Wetroom. The property is benefiting from Central Heating, Double Glazing and Well Established Communal Garden. Energy Rating - C. Council Tax Band - A.

Located within the heart of the 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. Lockerbie Academy is within a short walk, perfect for young & growing families.





## GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. This plan is for illustrative purposes only and should be used as a guide only 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.  
Meals with Metropolis 02/02

## Viewing

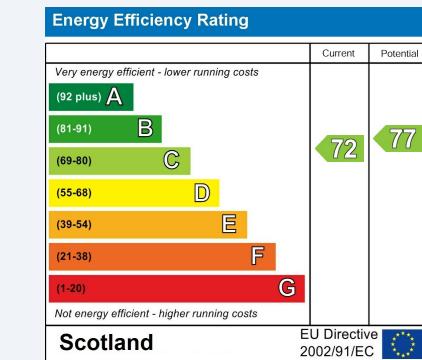
Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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## 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.

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