# 21 Woodlands Drive, Lochmaben, Lockerbie, DG11 1SR

Offers over £340,000

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T: 01387 257 272 | E: web@braidwoods.com
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Rarely available detached bungalow in much sought after development. The property is welcomed to the market in walk in condition with spacious light accommodation and modern interior and surrounded by established gardens.

The property is entered via a spacious driveway with parking for ample cars and benefits from an integrated garage with electric door. Early viewing recommended.

*ENTRANCE HALLWAY- 7.74M X 2.67M*

L shaped hallway, LED ceiling spotlights, fitted carpet, central heating radiator with thermostat, integrated storage cupboard, French doors into kitchen & garden room. Doors to bedrooms, bathroom, utility room & garage.

*BEDROOM 1- 2.46M X 3.87M*

Ceiling light with shade, fitted carpet, window to front with horizontal blinds. Fitted wardrobe with sliding mirrored doors, central heating radiator with thermostat.

*SITTING ROOM- 4.71M X 4.92M*

Ceiling light with shade, fitted carpet, patio doors & windows, central heating radiator with thermostat, fitted electric fireplace with stone mantle and hearth.

*DINING ROOM- 3.72M X 2.62M*

Ceiling light with shade, fitted carpet, window to front with horizontal blinds. Central heating radiator with thermostat. Entering the dining room through French wooden doors.

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*KITCHEN- 3.34M X 2.89M*

Ceiling light, tiled flooring, window to rear, cream shaker style wall and base units with complimentary integrated oven, hob & extractor fan. Stainless steel sink with drainer and mixer tap.

*GARDEN ROOM- 3.72 M X 3.13M*

LED ceiling spotlights, fitted carpet, central heating radiator with thermostat, large surrounding windows with roller blinds, patio doors leading into garden.

*BATHROOM- 2.82M X 2.32M*

LED ceiling spotlights, vinyl flooring, bath with overhead shower, extractor fan, window to front with roller blind, walk in shower with glass screen and accessible handrail. WC and wash hand basin, heated towel radiator.

*UTILITY- 3.35M X 1.64M*

Ceiling light with shade, vinyl flooring, cream shaker style wall and base units, stainless steel sink with drainer & mixer tap. Space for washing machine & tumble dryer, central heating radiator with thermostat, door exiting into garden.

*STUDY/ BEDROOM 2- 2.40M X 2.78M*

Ceiling light with shade, fitted carpet, window to front with horizontal blinds, central heating radiator with thermostat.

*BEDROOM 3- 4.47M X 4.21M*

Ceiling light with shade, fitted carpet, patio doors onto garden, fitted wardrobes with shelving, central heating radiator with thermostat, door to Ensuite.

*EN SUITE- 3.37M X 1.16M*

LED ceiling spotlights, wall tiles, extractor fan, WC and wash hand basin, heated towel radiator, walk in shower with glass screen.

*INTEGRATED GARAGE*

Large garage with electric door, lights and power also housing central heating boiler

*GARDEN*

Private enclosed  garden with lawn and gravel area. Drying green, flower beds, outdoor tap & light, gate to side for access to the property.

*NOTES*

Large Garage

Driveway

Double Glazing

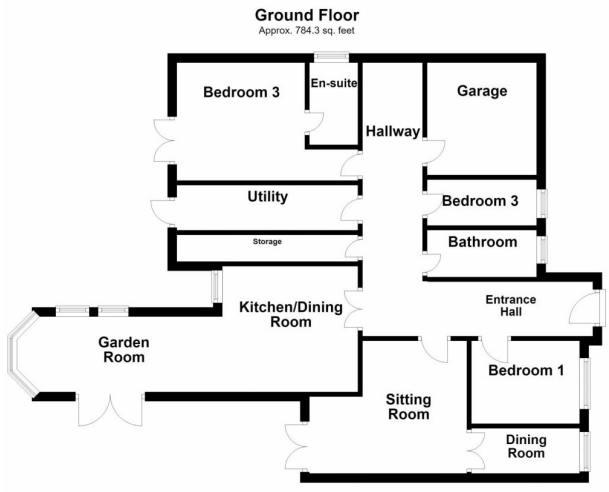
Gas central heating

Furniture may be included by separate negotiation.

*CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS*

*2008*

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.




Total area: approx. 784.3 sq. feet

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