



30A West Acres, Lockerbie, DG11 2EL

Offers over £145,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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This semi detached three bedroom bungalow is ideally situated just a short walk from Lockerbie town centre.

This semi detached three bedroom bungalow is ideally situated just a short walk from Lockerbie town centre. The property has the advantage of well proportioned rooms and an easily maintained, fully enclosed rear garden. Lockerbie benefits from being on the main west coast rail line offering quick easy access to Glasgow, Edinburgh, Carlisle and London as well as having easy access to the motorway network for both North and South.

ACCOMMODATION

Porch, Sitting Room, Kitchen, Utility Room, 3 Bedrooms, Bathroom. Integrated Garage. Garden to front, side and rear.

PORCH (1.35M X 1.22M OR 4'4" X 4')

Entered through UPVC door. Window to the front with curtains. Ceiling light. Telephone point. Fitted carpet.

SITTING ROOM (3.54M X 5.07M OR 11'6" X 16'6")

Window to the front and side, with curtain pole and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Electric fire set on wooden surround. Fitted carpet.

KITCHEN (2.31M X 3.57M OR 7'5" X 11'7")

Window to the front with curtains. Ceiling strip light. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Slot in cooker. Fridge freezer. Built in shelved storage cupboard. Tile effect flooring.



BACK HALL (1.90M X 1.22M OR 6'2" X 4')

Window to the rear. Ceiling strip light. Wall mounted coat hooks. Fitted base unit. Fitted carpet. Door into the Garage.

UTILITY ROOM (1.87M X 1.23M OR 6'1" X 6')

Window to the front with curtains. Ceiling light. Belfast sink with tiled splashback. Washing machine. Central heating boiler. Fitted carpet.

BATHROOM (2.60M X 2.61M OR 8'5" X 8'5")

Opaque glazed window to the rear with curtain pole and curtains. Ceiling light. Sink set in fitted vanity unit. Bath with shower over and shower curtain. Tiled splashback areas. W.C. Central heating radiator. Wooden effect flooring.

BEDROOM 1 (3.06M X 3.13M OR 10' X 10'2")

Window to the rear with curtains. Ceiling light. Central heating radiator. Built in wardrobe with hanging rail and shelf. Fitted carpet.

BEDROOM 2 (3.65M X 3.07M OR 12' X 10')

Window to the side with curtain pole and curtains. Ceiling light. Built in wardrobe with hanging rail and shelf. Central heating radiator. Fitted carpet.

BEDROOM 3 (3.67M X 2.61M OR 12' X 8'5")

Window to the side with curtain pole and curtains. Ceiling light. Central heating radiator. Built in wardrobe with hanging rail and shelf. Fitted carpet.

GARAGE (2.82M X 5.32M OR 9'2" X 17'4")

Up and over to the front. Opaque glazed window to the rear. Full light and power.



OUTSIDE

Lawn to the front and side with a variety of shrub and hedge borders. Fully enclosed rear garden with patio and gravel areas.

NOTES

This property has an ample supply of power points, full double glazing and full central heating. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with the white goods included. Home Report available on www.onesurvey.org. EPC Band E. Council Tax Band D.

ENTRY

By negotiation.

VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

On entering Lockerbie from Dumfries, take the second right turn into West Acres. Continue along the road and take the third right and number 30A is on the left.



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.



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