



1 Vendace Crescent, Lochmaben, Lockerbie, DG11 1GA

Offers over £240,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Located in a popular residential development this four bedroom detached property is a great family home.

Located in a popular residential development this four bedroom detached property is a great family home. Number 1 Vendace Crescent offers spacious family living with excellent garden space. The local primary school, nursery and doctors surgery are all within walking distance and the larger towns of Dumfries and Lockerbie can be accessed by car or public transport giving access to all other amenities including supermarkets and railway stations.

ACCOMMODATION

Entrance Hall, Sitting Room, Dining Kitchen, W.C, Master Bedroom with En Suite, 3 further Bedrooms, Jack and Jill En Suite, Family Bathroom. Garage. Driveway. Garden to front, side and rear.

ENTRANCE HALL

Entered through composite door with opaque glazed panels and side light. Decorative ceiling light. Under stair storage cupboard. Central heating radiator with thermostat controls. Wooden flooring.

SITTING ROOM (10'9" X 17'9" OR 3.29M X 5.46M)

Window to the front. French glazed doors into the Dining Kitchen. Coving. Decorative ceiling light. Telephone and television points. Electric fire with wooden mantle. Two central heating radiators with thermostat controls. Fitted carpet.



DINING KITCHEN (26'7" X 9'9" OR 8.15M X 3.03M)

Two windows to the rear with roller blind. French doors leading into the rear garden. Stainless steel spot lights. Decorative pendant light. Fitted base and wall units. 1 1/2 bowl sink and drainer. Tiled splashback. Integrated dishwasher and fridge freezer. Washing machine. Oven and gas hob with extractor hood over. Two central heating radiators with thermostat controls. Television point. Tiled floor.



W.C. (5'4" X 2'2" OR 1.67M X 0.67M)

Ceiling light. Extractor fan. W.C. Wash hand basin. Chrome ladder style central heating radiator with thermostat controls. Tiled walls and floor.

From the Entrance Hall, carpeted staircase to the Landing.

LANDING

Decorative ceiling light. Access hatch to storage loft. Built in shelved cupboards with ceiling light. Cupboard holding hot water tank. Fitted carpet.



BEDROOM 1 (15'9" X 10'8" OR 4.85M X 3.32M)

Window to the front. Decorative ceiling light. Central heating radiator with thermostat controls. Television point. Built in wardrobe with hanging rail and shelf. Alcove.

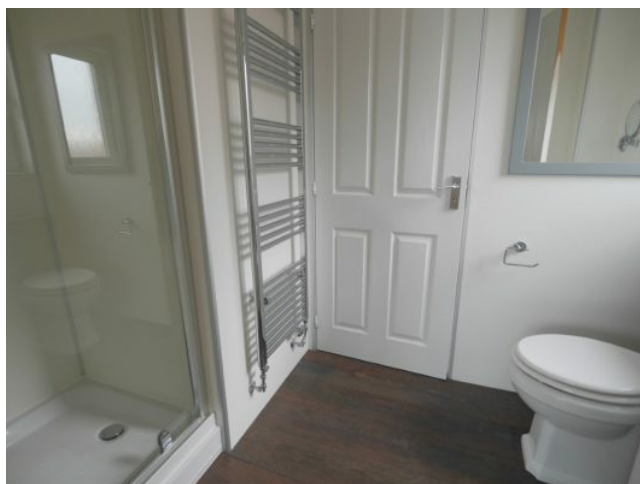
EN SUITE (4'5" X 6'8" OR 1.37M X 2.08M INTO SHOWER ENCLOSURE)

Opaque glazed window to the side. Ceiling light. Extractor fan. Shower enclosure with mains shower. W.C and wash hand basin set in fitted vanity unit. Chrome ladder style central heating radiator with thermostat controls. Tiled walls. Wood effect flooring.



**BEDROOM 2 (13'2" X 11'7" OR 4.01M X 3.59M
BOTH AT WIDEST POINTS)**

Window to the front. Ceiling light. Central heating radiator with thermostat controls. Hanging rail. Alcove.



JACK AND JILL EN SUITE (4'7" X 8' OR 1.46M X 2.43M INTO SHOWER ENCLOSURE)

Opaque glazed window to the side. Ceiling light. Extractor. Tiled walls. Shower enclosure with mains shower. W.C. and wash hand basin set in fitted vanity unit. Chrome ladder style central heating radiator with thermostat controls. Wood effect flooring.

BEDROOM 3 (11' X 8'1" OR 3.36M X 2.48M)

Window to the rear. Ceiling light. Television point. Central heating radiator with thermostat controls. Fitted carpet.

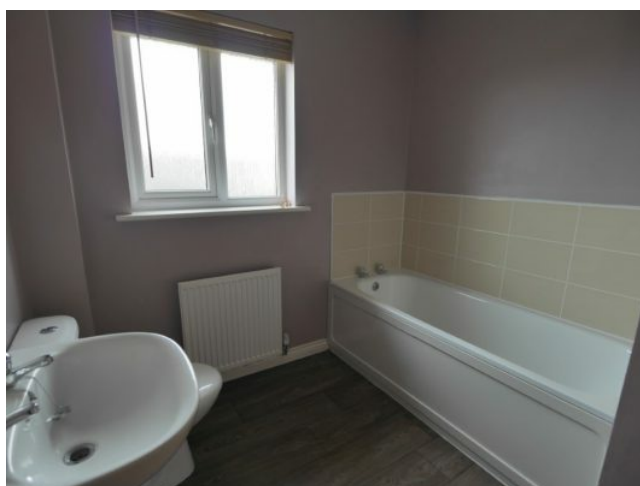


BEDROOM 4 (10'2" X 9'6" OR 2.94M X 3.13M)

Window to the rear. Ceiling light. Television point. Central heating radiator with thermostat controls. Fitted carpet.

FAMILY BATHROOM (7'2" X 7'1" OR 2.20M X 2.17M)

Opaque glazed window to the rear with venetian blinds. Ceiling light. Extractor fan. W.C. Wash and basin. Bath with tiled splashback. Central heating radiator. Wood effect flooring.



GARAGE (8'4" X 16'1" OR 2.56M X 4.92M)

Up and over door to the front. Full light and power. 'Ideal Logic' central heating boiler.

OUTSIDE

Block paved driveway to the front leading to the Garage. Lawn to front and side. Fully enclosed garden to the rear with lawn, large patio and garden shed.

NOTES

This property has an ample supply of power points, full gas central heating and full double glazing. All fixed floor coverings, window dressings and white goods are included in the sale. Please note there are no floor coverings in Bedroom 1 or Bedroom 2. No guarantees will be given with any white goods included. Home Report available on www.onesurvey.org. EPC Band C. Council Tax Band E.

ENTRY

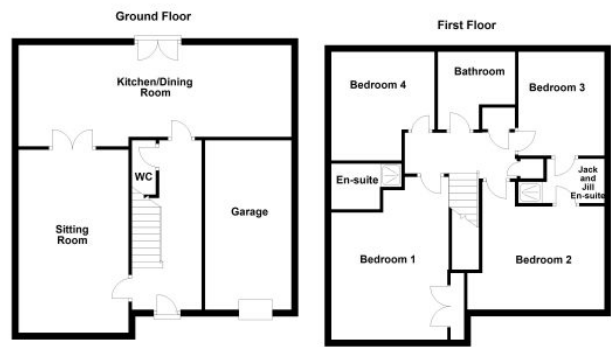
By negotiation.

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

On entering Lochmaben from Dumfries follow Bruce Street (A709) towards the town centre and turn sharp right onto the High Street then take the immediate left turn and turn left again onto Queen Street. Continue on this road and take second left onto Vendace Drive. Follow this road round until it becomes Vendace Crescent, number 1 1 is the first property 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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