



37 Victoria Park, Lockerbie, DG11 2AY

Offers over £83,000




BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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37 Victoria Park is a two bedroom ground floor flat which comes with its own private front and rear garden.

37 Victoria Park is a two bedroom ground floor flat which comes with its own private front and rear garden. The property is located within an established residential development, only a 10 minute walk to the town centre for all local amenities. It is within easy access of the A74/M8. The property has been recently renovated and presents a walk-in condition. The property would be ideal for anyone looking to live all on one level, first time buyers or as a rental investment.



ACCOMMODATION

Entrance Vestibule. Hallway with storage cupboard. Lounge. Kitchen. 2 Bedrooms. Bathroom.

ENTRANCE VESTIBULE

Entered through PVC door. Ceiling light. Vinyl flooring. Access through to hallway.

HALLWAY (14'4" X 2'9" OR 4.3M X 0.9M)

Access through to all properties accommodation including large storage cupboard. Ceiling light. Central heating radiator. Fitted carpets.

LOUNGE (12'3" X 15'1" OR 3.7M X 4.6M)

Large window to front. Alcove storage shelf. Ceiling light. Laminate flooring. Central heating radiator.



KITCHEN (9'7" X 11'1" OR 2.9M X 3.3M)

Windows to rear with wooden door leading to rear. Range of wall and base units with space for freestanding cooker. Store cupboard with shelves also housing the boiler. Stainless steel sink and drainer. Breakfast bar. Tile floor. Ceiling light. Central heating radiator.



BEDROOM 1 (12'4" X 11'2" OR 3.8M X 3.4M)

Large window to front. Built in wardrobes, leaving ample space for freestanding furniture. Ceiling light. Central heating radiator. Fitted carpet.

BEDROOM 2 (9'9" X 11'5" OR 3.0M X 3.5M)

Window to rear. Space for freestanding furniture. Ceiling light. Central heating radiator. Fitted carpets.



SHOWER ROOM (5'4" X 7'1" OR 1.6M X 2.1M)

Opaque window to rear. White W.C and wash hand basin. Walk in shower cubicle. Aqua board surrounding wash area. Central heating radiator. Ceiling light. Vinyl flooring.



OUTSIDE

To the front of the property is a concrete ramp, allowing for ease of access. To each side of the path is laid of lawn. The front garden is bounded by a hedge. Immediately to the rear of the property is a patio area, with a further patio area to the back with a paved path leading to the side gate. The further part of the garden is laid of lawn. The rear garden is bounded by hedge.

NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings are included in the sale.

HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band C. Council Tax A.

ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272



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.



Ground Floor



For Illustration Purpose Only. Not To Scale



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