



8 Grummel Court, Lochmaben, Lockerbie, DG11 1QR

Offers over £105,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)

Located in an established residential area in the small town of Lochmaben, this three bedroom end terrace property offers extremely spacious accommodation.

Located in an established residential area in the small town of Lochmaben, this three bedroom end terrace property offers extremely spacious accommodation. Lochmaben offers a primary school and nursery as well as doctors surgery and bakers, all other amenities including secondary schools and super markets can be found in either Dumfries or Lockerbie.

### ACCOMMODATION

Hall, Kitchen, Sitting Room, Porch, 3 Bedrooms, Bathroom. Garden to front side and rear.

### HALL (3'1" X 4'5" OR 0.96M X 1.37M)

Entered through UPVC door with glazed panel. Ceiling light. Respatex cladding. Door to the large shelved storage cupboard. Wooden effect flooring.

### KITCHEN (12'3" X 12'2" OR 3.77M X 3.73M)

Window to the rear with roller blind. Ceiling lights. Fitted base and wall units. Fridge. Washing machine. Stainless steel sink and drainer. Integrated oven and hob with extractor hood over. Two built in storage cupboards, one housing Worcester central heating boiler. Wooden effect flooring.

### SITTING ROOM (13' X 15'3" OR 3.97M X 4.67M)

Window to the front with horizontal blinds and curtain pole. Ceiling light. Two wall lights. Central heating radiator with thermostat controls. Electric fire set on marble surround with wooden mantle. Fitted carpet.



### PORCH (5'8" X 6' OR 1.77M X 1.84M)

Entered through UPVC door to the front with opaque panel and side lights. Ceiling light. Wall mounted coat hooks. Cupboard housing fuse box and meters. Central heating radiator with thermostat controls. Fitted carpet.

From the Sitting Room, carpeted staircase to the Landing.

### LANDING

Ceiling light. Access hatch to loft. Shelved airing cupboard. Fitted carpet.

### SHOWER ROOM (6'9" X 5'3" OR 2.12M X 1.63M)

Opaque glazed window to the rear with roller blind. Ceiling light. Shower enclosure with electric 'Mira Sport' shower. Wash hand basin and W.C. set in fitted vanity unit. Chrome ladder style central heating radiator with thermostat controls. Respatex wall cladding. Laminate flooring.

### BEDROOM 1 (10'8" X 9'1" OR 3.31M X 2.77M)

Window to the rear with horizontal blinds and curtain pole. Ceiling light. Central heating radiator with thermostat controls. Built in shelved storage cupboard. Fitted carpet.

### BEDROOM 2 (11'3" X 9'1" OR 3.44M X 2.77M)

Window to the front with horizontal blinds and curtain pole. Ceiling light. Built in wardrobe with hanging rail and shelf. Central heating radiator with thermostat controls. Fitted carpet.

### BEDROOM 3 (5'5" X 6'5" OR 1.69M X 1.99M)

Window to the front with horizontal blinds, curtain pole and curtains. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.



## OUTSIDE

Lawn to front, side and rear.

## 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. No guarantees will be given with any white goods included. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band D. Council Tax Band B.

## ENTRY

By negotiation.

## VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

## DIRECTIONS

Entering Lochmaben on the A709 from Dumfries, follow the road round the sharp corner and at the Town Hall turn left onto the B7020. Turn right onto Annandale Crescent and follow the road round as it becomes Stanedyke Crescent. Turn left onto Mayfield Court and 8 Grummel Court is the end terrace 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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