



8 Sherwood Crescent, Lockerbie DG11 2DY
3 Bedrooms | Guide Price £230,000

PROPERTY DESCRIPTION

Nestled in the charming town of Lockerbie, this modern, detached three bedroom bungalow is located in a quiet residential location but still within walking distance of the town centre and its amenities. Full double glazing and gas central heating keep the house warm and cosy and its large low maintenance garden allows for stress free outside living.

Lockerbie benefits from good access links with a station on the West Coast Mainline and easy access to the M74 heading North and South making the property ideal for those wishing to downsize or those looking to commute to the Central Belt.

Accommodation: Porch, hallway, living room/dining room, kitchen, utility room, three bedrooms, bathroom.

Outside: Single garage, driveway, gardens with paved pathways and seating area.

Price: £230,000

Viewing: By appointment with the Agents. Telephone 01387 266250 (option 2)

KEY FEATURES

- Modern three bedroom bungalow in a quiet residential area
- Full double glazing and gas central heating
- Fully enclosed low maintenance garden
- Single garage and driveway
- Convenient for train station and M74

GGM&W



Accommodation

Porch 2.44m x 1.40m

Wood and double glazed door and double glazed window with curtain pole to front; pendant light; glazed internal door to hall; tiled floor



Hall 2.44m x 2.72m

Ladder access to attic (floored, light); two pendant lights; central heating thermostat; smoke alarm; radiator; three built in cupboards with shelf coat hooks and light also housing hot water tank; fitted carpet

Living room 6.43m x 3.56m

Double glazed picture window to front and side with vertical blind, curtains and rail; three bulb light fitting and two wall lights; living flame gas fire with brass surround and tiled hearth; TV and telephone points; radiator; fitted carpet

Dining room 3.01m x 3.46m

Double glazed window to side and double glazed door with side light with to patio, both with vertical blind, curtains and rail; pendant light; service hatch to kitchen; radiator; fitted carpet

Kitchen 3.35m x 3.38m

Double glazed window to rear with vertical blind, curtains and rail; striplight; wall and base kitchen units with formica worktops; stainless steel sink and drainer; integral BOSCH gas hob with BOSCH extractor over; integral BOSCH dishwasher; integral BOSCH electric oven; tiled splash backs; radiator; fitted carpet

Utility room 2.42m x 2.16m

Wood and double glazed back door with curtain and pole; wall and base kitchen units; formica work top; HOTPOINT FUTURE freezer; plumbed for automatic washing machine; WORCESTER combi gas boiler; fitted carpet

Bedroom one 3.28m x 4.43m

Double glazed window to front; pendant light; built in double wardrobe with shelf and rail; telephone point; radiator; fitted carpet

Bedroom two

Double glazed window to rear with vertical blind, curtains and rail; pendant light; built in wardrobe with shelf and rail; radiator; fitted carpet

Bedroom three 4.15m x 3.69m

Double glazed window to rear with vertical blind, curtains and rail; pendant light; built in wardrobe with shelf and rail; radiator; fitted carpet

Bathroom 3.32m x 2.17m

Double glazed window to side with roller blind, curtains and rail; pendant light; extractor fan; three piece bathroom suite consisting of wc, wash hand basin and mains fed shower with waterfall head in 1 1/2 size tray; tiled splash backs; built in cupboard with shelves; mirror; radiator; fitted carpet

Outside: Fully enclosed by fences, brick walls and wrought iron gates. Paved pathways and paved patio/seating area from dining room.

Water tap and outside lights. Low maintenance gravel areas.

Single garage with 'up and over' door

Price: Offers Over

Services

Mains water, drainage and electricity. Gas central heating.

Council Tax Band – G

EPC – D

Closing Date

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

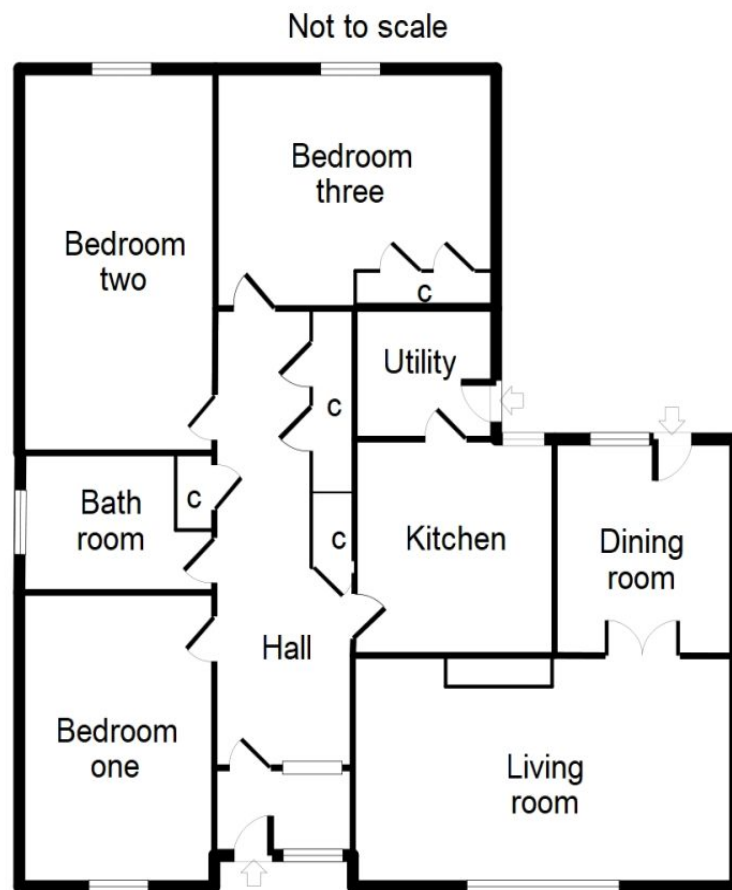
Offers

Should be submitted in Scottish Form to:- Messrs. Grieve, Grierson, Moodie & Walker, Solicitors, 14 Castle Street, Dumfries DG1 1DR Tel : (01387) 266250 | Fax : (01387) 257950 www.ggmw.co.uk

The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.



FLOOR PLANS



For illustrative purposes only