



Realter

estate agents & letting agents

Dumfries

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Lockerbie Road,
Dumfries,
Dumfries And Galloway.
DG1 3BL

67,500



- Remarkably Spacious
- First Floor Property
- Suitable for Buy to Let
- Excellent Location
- Two Double Bedrooms
- Stylish Bathroom
- Front and Rear Doors
- Garden to Rear
- Viewing Highly Recommended



REDUCED

Ref: PRA11068

Viewing Instructions: Strictly By Appointment Only



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PRS Property
Redress
Scheme

General Description

Realter Estate Agents are delighted to present to the market, this remarkably spacious two bedroom first floor flat, on ever-popular Lockerbie Road in Dumfries. Price reduced Â£7,500 below home report value

We arrive at the property via bright and well-maintained entrance hall, passing a private allocated storage cupboard as we ascend to the first floor landing, where the hardwood interior front door opens in to the property's bright entrance hallway, with skylight overhead, and wall-mounted entry intercom. To the right are the two well-proportioned double bedrooms, and ahead, we find the fabulous open plan kitchen and living room, with fitted units and various integrated appliances. Beyond here, we find the rear entrance hall, with airing cupboard, and stylish bathroom off, whilst the double glazed upvc rear door leads to the beautifully kept shared garden.

Lockerbie Road itself is a very popular part of Dumfries, with various amenities near-at-hand, including shopping centre; train station; health club; grocery shops; restaurants; bars; train station, and excellent public transport links.

With such spacious property on offer in this excellent location, viewing comes very highly recommended indeed.

Accommodation



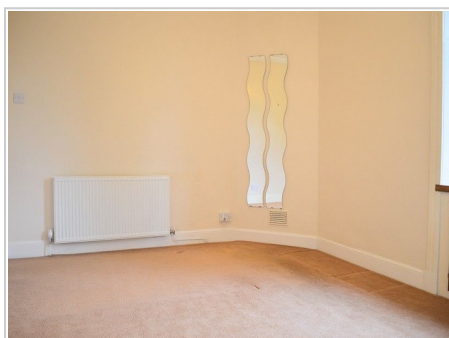
Hallway

Bright and inviting entrance hallway, with skylight; hardwood front door; digital thermostat; entry intercom; Karndean flooring; ceiling light fixture; smoke alarm; loft access.



Open Plan Kitchen and Living Room (15' 3" x 14' 8") or (4.66m x 4.46m)

Fabulous open plan living space, with fitted wall and base units; integrated electric oven with 4 ring hob; cooker point; stainless steel sink and drainer; karndean flooring; 2 x double glazed window to the rear, each with blinds; 2 x ceiling light fixture; radiator; smoke alarm; tiled splashback; coving.



Family Bathroom

Stylish bathroom, with three piece suite incorporating WC; pedestal sink, and bathtub with over-bath shower. Double glazed window to the rear, with blinds; vinyl flooring; radiator; extractor fan; 2 x ceiling light fixture.

Rear Entrance Hall

With double glazed upvc door to rear; karndean flooring; coving; smoke alarm; ceiling light fixture, and airing cupboard.



Master Bedroom (14' 5" x 10' 8") or (4.40m x 3.24m)

Spacious master bedroom, with fitted wardrobes; built-in storage cupboards; coving; ceiling light fixture; carpeted flooring; radiator; ceiling rose; double glazed window to the front, with blinds.



Bedroom 2 (13' 1" x 11' 7") or (4.00m x 3.53m)

Second double bedroom, with carpeted flooring; ceiling rose; coving; built-in storage cupboard; double glazed window to the front, with blinds; radiator.



Front

Hardwood exterior door opens in to well-maintained entrance hall, with storage cupboard, and concrete staircase with cast iron balustrade.

Rear

With concrete staircase to rear garden.

Services

Mains electricity, mains water, mains drainage, mains gas

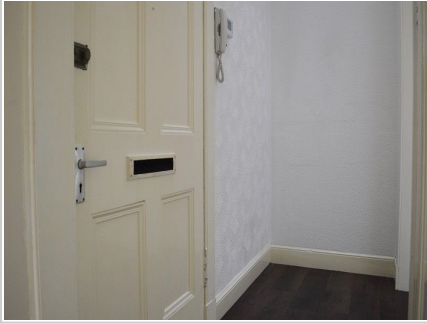
EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. LBTT is not payable up to £145,000. From £145,001 to £250,000 - 2% of Purchase Price. From £250,001 to £325,000 - 5% of Purchase Price. From £325,001 to £750,000 - 10% of Purchase Price. From £750,001 onwards - 12% of Purchase Price. N.B. LBTT is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.