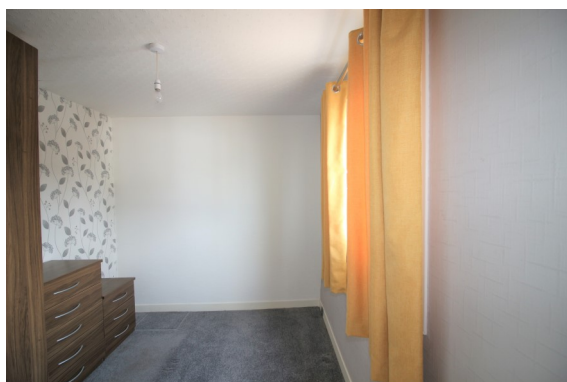




**10 Park Place, Lockerbie**

**Guide Price £110,000**





# Property Description

An opportunity has arisen to purchase a mid-terraced dwellinghouse within walking distance of the town of Lockerbie. Lockerbie is in Dumfries and Galloway situated on the A74(M) about 18 miles from the border with England.

The property itself benefits from double glazing, gas fire and electric heating.

Entering the property into the vestibule which in turns opens into the living room, which has a gas fire set in a fireplace and the staircase to the upper floor. A door leads through to the inner hall with storage cupboards and gives access to the kitchen and the shower room. The shower room has a modern suite with shower enclosure. The kitchen has a range of wall and base units with worktops and plumbing for the washing machine. There is an integrated oven and hob and the fridge freezer is included in the sale. Door to the rear porch with door to outside.

The stairs lead to the upper floor with spacious landing area which has doors to both of the bedrooms.

The garden at the rear is elevated and beautifully laid out with lawns and mature shrubs and bushes and seasonal plants. The top area of the garden has a garden shed and a seating area, perfect for the evening sun. The garden shed is included in the sale.

Viewing is highly recommended.



### Measurements:

- Living Room: 15'10" x 15'10"
- Kitchen: 11'6" x 7'8"
- Shower Room: 6'1" x 5'11"
- Front Bedroom: 9'11" x 7'10"
- Rear Bedroom: 13'0" x 7'9"

### Viewings

Strictly by appointment with Selling agent.

This sketch is not to scale and is intended for illustrative purposes only.

Postcode	Home Report	Water	Electricity	Drainage	Heating	Council Tax	EPC	Internal Area
DG11 2HG	HP743206	Mains	Mains	Mains	Electric	Band A	F	68 sq.m

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.