



**21 Mains Meadow, Lockerbie**

**Guide Price £80,000**





# Property Description

An opportunity has arisen to purchase a two bedroom first floor flat in the town centre of Lockerbie. This flat would suit a variety of buyers and is perfectly situated for ease of access to all local amenities including local shops, supermarket, bakeries and cafes.

Transport links through Lockerbie are excellent, with Lockerbie train station being on the West Coast mainline, the A74(M) being minutes away and the additional convenience of regular bus routes around the locality.

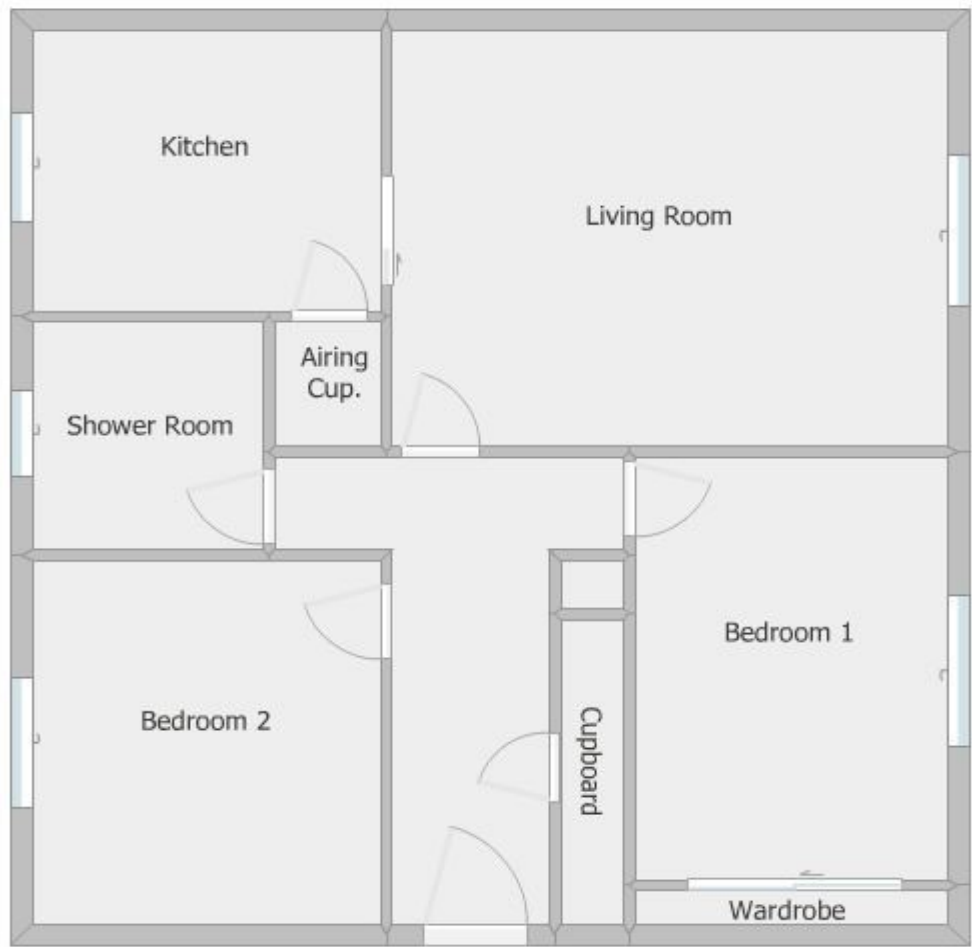
The property does have electric central heating and double glazed windows..

Entering the property at street level into the communal entrance there are stairs up to the first floor with the flat itself on the right hand side.

The hall has a walk in storage cupboard housing the electric consumer panel and a further open storage area. The living room is front facing with fireplace and door into the kitchen. The kitchen has base and wall units and the tumble dryer, washing machine and fridge freezer are included in the sale. The front facing double bedroom has built in wardrobes with mirror fronted sliding doors. There is a rear facing double bedroom. The shower room is modern with large shower enclosure and underfloor heating.

The hallway outside the flat has a lockable store cupboard. Communal garden area to the rear with clothes drying area. The roof of the block of flats has been re-roofed

Viewing is highly recommended to appreciate the property and the location.



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

## Measurements

- Living Room: 16'1" x 12'7"
- Bedroom 1: 12'11" x 9'0"
- Bedroom 2: 11'7" x 9'10"
- Bathroom: 6'11"x 5'11"
- Kitchen: 10'1" x 8'6"

## Viewings

Strictly by appointment with  
Selling agent.

## Home Report

[www.packdetails.com](http://www.packdetails.com) HP749725

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.

Postcode	Home Report	Water	Electricity	Drainage	Heating	Council Tax	EPC	Internal Area
DG11 2DE	HP749725	Mains	Mains	Mains	Electric	Band A	D	70 sq.m