

Annan

Call 01461 202 866/867

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Reduced Price:- Offers over £247,000



**2 Glenannan Park,
Lockerbie, DG11 2FA**



Lovely, well maintained three bedroom detached bungalow with double garage and large landscaped garden with summerhouse which sits on good-sized plot. This is a quiet but popular cul-de sac just on the edge of the town and offers open countryside views to rear. The property is within walking distance of town centre for all local amenities. It is in an ideal location for access to commuter links including motorway and train station. Viewing of this property comes highly recommended and must be viewed to completely appreciate its situation and features.

Accommodation

Open plan living room and dining room areas, kitchen, three bedrooms (one with en-suite) and bathroom.

Utility room and double garage.

Lovely wrap around landscaped garden which backs on to countryside beyond. Summerhouse with electric, greenhouse, pond and potting shed. Lovely views to rear.

Features

Quiet cul-de-sac location on edge of town
Well maintained both inside and out
Good sized accommodation & landscaped gardens
Open countryside views to rear
Close to good road and rail networks north and south
Double garage and drive

2 Glenannan Park Lockerbie

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft

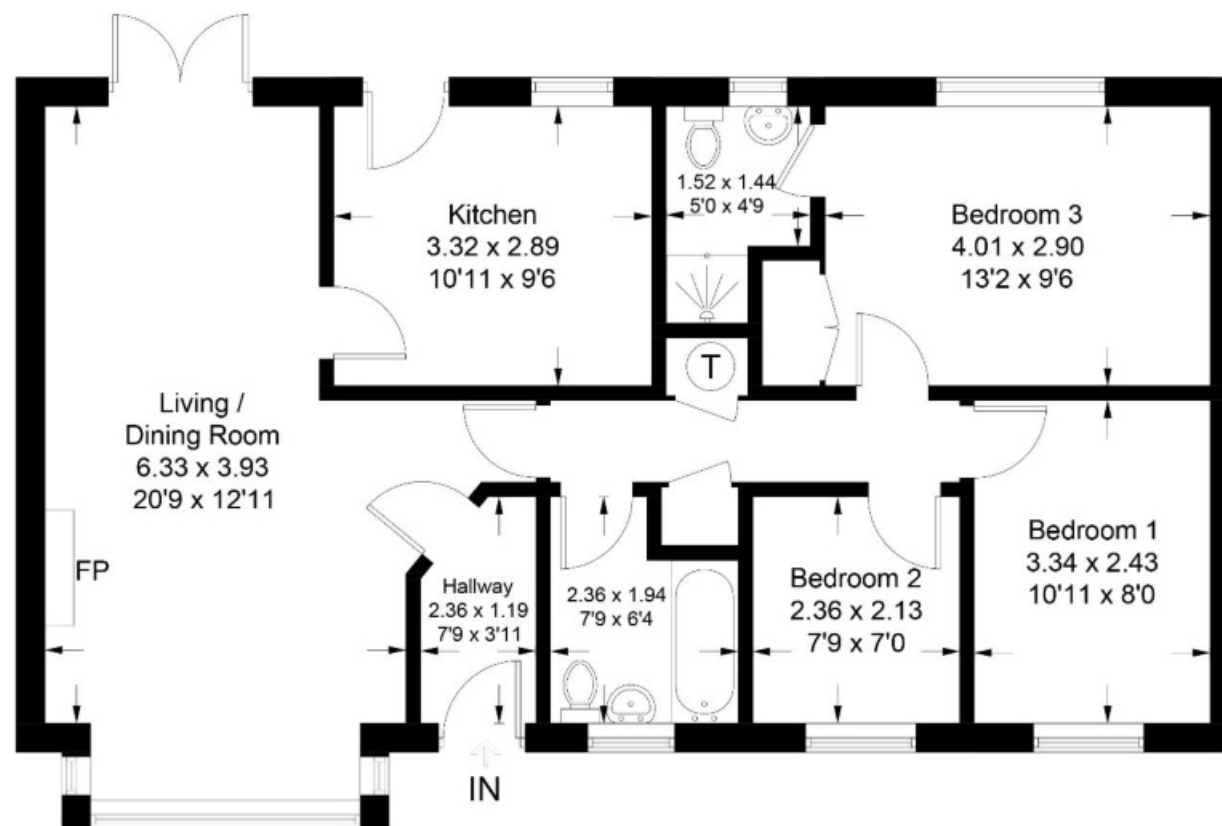


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014859)

Situation

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

Fixtures and Fittings

All floor coverings, light fittings and curtains and blinds. (French Door curtains will not be included in the sale) (No warranty will be given for

any white goods included in the sale).

Services

Mains gas, electricity, water and drainage.

EPC

C

Council Tax

E

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Annan

**Call 01461 202
866/867**

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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Annan,	Tel 01461 202 866/867



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.