



PLOTS AT ASHGROVE TERRACE, LOCKERBIE

AVAILABLE AS A WHOLE OR TWO PLOTS

TWO SUPERB BUILDING PLOTS EXTENDING IN TOTAL TO 0.47 ACRES OR THEREBY IN AN ESTABLISHED AND VERY POPULAR RESIDENTIAL AREA OF LOCKERBIE.

PLANNING PERMISSION HAS BEEN GRANTED UNDER REFERENCE: 22/0164/FUL FOR THE ERECTION OF TWO DETACHED DWELLINGHOUSES. PLOT 1 IS THE LARGER PLOT AND INCLUDES PERMISSION FOR A GARAGE/WORKSHOP

ACCESS

ACCESS IS FROM THE PUBLIC ROAD

VIEWING

BY CALLING AT THE SITE OR CONTACTING THE SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £210,000

Lockerbie is a thriving market town with individual shops, cafes, banks as well as nursery, Primary and Secondary schooling. As for sporting pursuits golf, squash, bowling, curling, fishing and horse riding are available. Lockerbie has a train station which gives commuters access to Glasgow, Edinburgh or Carlisle and there is a regular bus service to Dumfries town centre.

Planning permission has been granted for the erection of two dwellinghouses. Plot 1 with garage/workshop. On both plots installation of roof mounted solar panels and free standing air source heat pumps and formation of 2 accesses and suds system. The Planning Permission can be viewed on Dumfries and Galloway Council's planning portal or we can email a copy of the any of the documents/plans to prospective purchasers.

The property is being marketed for sale as a whole but offers for a specific plot will also be considered.

This is a wonderful opportunity for a purchaser to erect a substantial contemporary family home in a prime residential area.



SERVICES

Mains water, electricity, drainage and telephone are all available immediately adjacent on the public road.

VIEWING

By calling at the site or contacting the Selling Agents who will arrange same.

NOTE

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor. A.M. Simpson & Son have prepared these particulars with care. We, as Agents, have not tested any structures, equipment, appliances, heritable fixtures, fittings, systems or services (Gas, Electrical or otherwise) and therefore cannot verify that they are sound, in working order or fit for their purpose. Prospective purchasers are advised to have *all* matters critical to their needs verified by their Solicitor, Surveyor or other appropriate advisor. Home Reports are the property of the seller and will be made available to genuinely interested purchasers only and a nominal charge will be made for the administrative costs of doing so. Measurements are approximate and for guidance only. In particular we caution against their use when assessing or ordering furniture, fittings, carpets etc. Where floor plans are drawn please note that they are not to scale and for illustrative purposes only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we shall be pleased, if possible, to check the information, particularly if you are contemplating travelling some distance to view the property.