



18a Union Street, Lockerbie

Guide Price £55,000



Property Description

An opportunity has arisen to purchase a first floor flatted dwellinghouse in a popular residential area of Lockerbie close to the High Street with local shops and the Railway Station.

The property is in walk-in condition and benefits from double glazing and electric central heating.

Entering the property into the shared entrance hall with door through to stairs to the upper floor. The living room is double aspect with front and side windows, electric fire with tv above (not guaranteed) and storage cupboard to the side. Small storage cupboards under the windows. The kitchen is to the rear with base and wall units and stainless steel sink, space for fridge freezer. Cooker, washing machine and microwave are being left in the sale but are not guaranteed..

The bathroom has shower enclosure behind the door. The bedroom to the front has a cupboard housing the electric meter. There is a room to the rear which could be used as a small bedroom or office .

There is a yard area at the rear accessible across the rear of the neighbouring properties. This has a small storage shed.



Measurements:

- Living Room: 15’7” x 11’6”
- Kitchen: 10’3” x 8’5”
- Shower Room: 6’9” x 2’11”
- Bedroom: 12’0” x 9’3”
- Office: 9’9” x 5’1”

Viewings

Strictly by appointment with Selling agent.

Note

There is 350ml of insulation in the attic.
No electrical items remaining in the property are guaranteed.

Home Report

www.packdetails.com Ref: HP760356

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

Postcode	Home Report	Water	Electricity	Drainage	Heating	Council	EPC	Internal
DG11 2AB	HP760356	Mains	Mains	Mains	Electric	Band A	D	52 sq.m

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