



65 Dryfe Park, Lockerbie, DG11 2AD

Offers over £165,000

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This two bedroom semi-detached bungalow is ideal property for a young family or those looking to downsize.

65 Dryfe Park benefits from a beautiful sun room extension and a large garden with off street parking for several cars. Situated on the edge of Lockerbie it offers easy access to Lockerbie town with its range of cafes and shops, the M74 motorway and Lockerbie train station.

ENTRANCE – 1.18M X 0.91M

UPVC front door, fitted carpet, light fitting, cupboard housing the electric meter and fuse box, radiator, coat hooks.



LIVING ROOM – 5.48M X 3.40M

Fitted carpet, bay window looking out to the front of the property, light fitting, radiator.

KITCHEN- 2.75M X 2.53M

Vinyl flooring, plumbing for washing machine, boiler, ample work top space, range of wall and base units, space for cooker, window looking out to the back of the property, tiled splash back, light fitting.



HALL -1.18M X 1.55M

Fitted carpet, attic hatch, light fitting.





### BEDROOM 1 – 4.00M X 2.75M

Fitted carpet, light fitting, fitted wardrobe with hanging and shelf space, radiator, window looking out to the front of the property.

### BATHROOM – 2.40M X 1.75M

White bathroom suite comprising of wc, wash hand basin and bath with electric shower, vinyl flooring, opaque window, tiled walls, radiator, light fitting.

### BEDROOM 2 – 3.50M X 2.78M

Fitted carpet, radiator, wardrobe with hanging and shelf space, light fitting, doors into sun room.

### SUN ROOM – 3.83M X 3.64M

Tiled flooring, spot lighting, radiator, patio doors to back garden.

### OUTSIDE

Mono blocked driveway with secure gate, single garage, patio area, garden laid with lawn with mature trees and hedges, separate drying area.

### NOTES

The property is fitted with double glazing throughout. The property is heated by gas.



CONSUMER PROTECTION FOR UNFAIR  
TRADING REGULATIONS 2008, BUSINESS  
PROTECTION FROM MISLEADING  
MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





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