



**2 BANKSHILL TERRACE, LOCKERBIE DG11 2JR**  
**REFURBISHED MID-TERRACED HOUSE IN THE HEART OF THE TOWN**  
**CENTRE. DOUBLE GLAZED, GAS CENTRAL HEATING; IDEAL FOR FIRST**  
**TIME BUYER OR INVESTMENT PURPOSE.**

**ACCOMMODATION**  
**OPEN PLAN LOUNGE / DINING / KITCHEN; 2 BEDROOMS (ONE WITH EN-SUITE**  
**SHOWER ROOM); BATHROOM**

**OUTSIDE**  
**COMMUNAL COURTYARD**

**VIEWING**  
**BY CONTACTING SELLING AGENTS ON 01683 220118**

**PRICE**  
**FIXED PRICE £125,000**

**EPC RATING C**

**2 Bankshill Terrace** has been converted from commercial premises and is now fully refurbished internally to provide spacious accommodation over two floors and is located just off the High Street. Ideal for first time buyer or investment.

Lockerbie is well placed for easy access to the M74 motorway, national railway line and regular bus service through the town. The town has a selection of shops, hotels, many recreational and sporting facilities aswell as Nursery, Primary and Secondary education.

**UPVC door opens to:**

**OPEN PLAN LOUNGE / DINING / KITCHEN 8.91m at widest x 4.67m**

Bright spacious room with 2 windows with deep sills front facing; overhead light; downlighters; overhead pulley; electric fire on hearth and surround; good sized under stair cupboard.



**KITCHEN AREA**

Stainless steel sink with drainer and mixer tap; integrated cooker; ceramic hob with extractor hood above and tiled splash back; wall and floor units with ample work surface; breakfast bar; space for washing machine; Vokera boiler; 2 x radiators; carpeted staircase with hand rail leads up to:

**LANDING**

Overhead light; circular roof light; access to bedrooms and bathroom.

**BEDROOM 1 with en-suite 2.82m x 3.65m**

Window to front with deep sill; overhead light; radiator.



**EN-SUITE SHOWER ROOM 2.72m x 0.94m**

Fully tiled with WC; wash hand basin with cabinet below; shower with folding screen; heated towel rail; downlighters.

**BATHROOM 2.51m x 2.33m**

Bright and airy room with frosted window to front with deep sill; partially tiled above bath; WC; pedestal wash hand basin; heated towel rail; hatch to attic; overhead light.

**BEDROOM 2 2.90m x 3.76m**

Front facing with deep sill; overhead light; built in over stair cupboard with shelving and hanging rail; radiator.

**OUTSIDE**

Steps; outside light; outside water tap; gas meter; communal courtyard.

**COUNCIL TAX BAND B****SERVICES**

Mains water, gas, electricity and drainage.

**NOTE**

Oak vaneer doors, neutral décor throughout this is an ideal first home or rental investment.

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