



'REDUCED PRICE'

**15 LEONARD TERRACE,
LOCKERBIE, DG11 2BD**

PRICE: OFFERS OVER £69,500

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	12'07" x 15'04" (approx)
Kitchen	11'03" x 10'01" (approx)
Bedroom 1	14'11" x 11'05" (approx)
Bedroom 2	10'01" x 14'11" (approx)
Bathroom	4'08" x 6'08" (approx)

Home Report—www.packdetails.com
Ref: HP630153
EPC = C

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. This will be subject to compliance with current Covid-19 regulations.



Spacious two bedroom flat situated in the busy market town of Lockerbie. The property, sits within easy reach of the M74 motorway and is ideally situated for commuting both north or south. Well regarded Primary and High School. The property is situated close to very good rail and bus services including the East coast Rail link to Edinburgh and Manchester. The town offers the usual range of amenities including an ice rink, golf course, doctors surgery, vets, supermarket and a range of traditional shops and catering establishments. Would make an ideal family home and viewing is highly recommended.

The accommodation comprises: entrance hallway, living room with fireplace, kitchen with a range of wall and base units, sink with left hand drainer, electric cooker . Two double bedrooms one with large built-in cupboard. Bathroom with W. C., wash hand basin, bath with shower. The side path to the door is laid with gravel, good size rear garden laid to lawn with patio area, one shed will be left.



SERVICES

Mains gas, water, electricity and drainage.

OFFERS

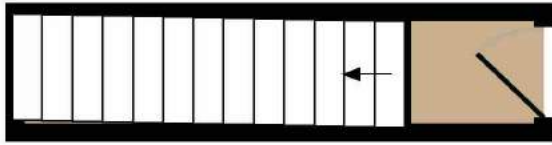
Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

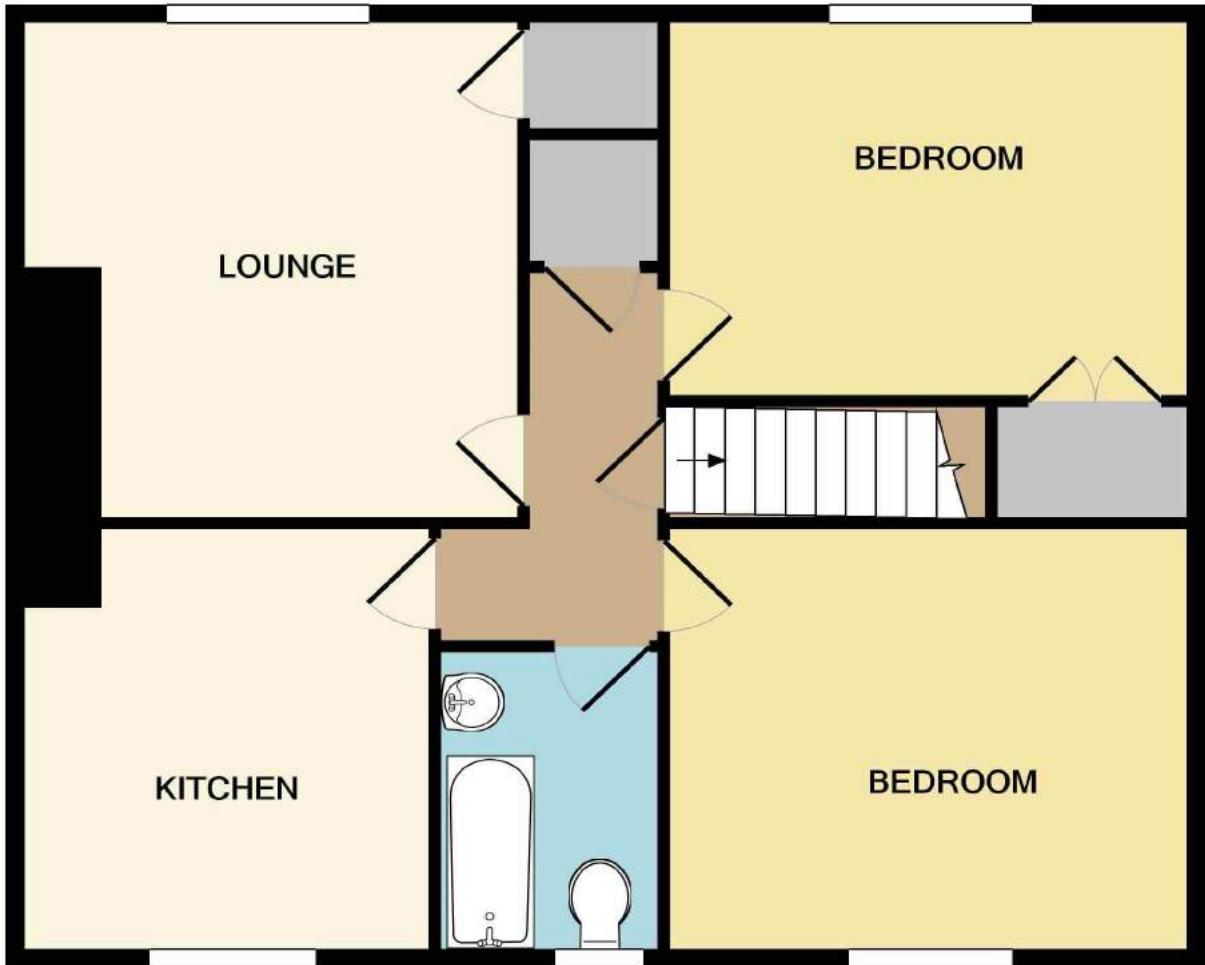
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.







ENTRANCE FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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