



**61 QUEEN STREET**  
LOCHMABEN, DG11 1PS  
**PRICE: OFFERS OVER £125,000**

Primrose & Gordon

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



Room dimensions: (all approx)

Entrance vestibule	3'11" x 5'08"
Living Room	11'10" x 12'05"
Dining Room	12'05" x 12'04"
Kitchen	13'06" x 7'08"
Rear Porch	3'02" x 7'05"
W.C	6'10 x 3'03"
Bedroom 1	9'09" x 12'05"
Bathroom	9'03" x 7'04"
Bedroom 2	7'09" x 10'03"

Home Report—[www.onesurvey.com](http://www.onesurvey.com)

**EPC = E**

Viewings are accompanied and strictly by appointment only by telephoning the selling agents on 01387 267316. They will be carried-out in line with current Covid-19 regulations.



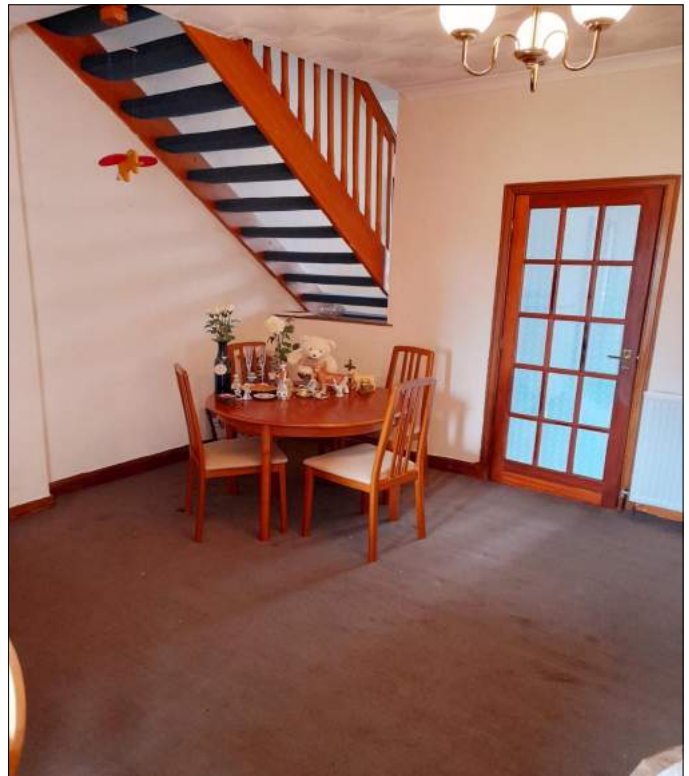


61 Queen Street, Lochmaben, DG11 1PS

An elegant and deceptively spacious red sandstone semi-detached house in a much sought after area in the picturesque town of Lochmaben. The property benefits from double glazing, gas central heating and a good size garden.

Lochmaben is situated approximately 8 miles from Dumfries and 4 miles from Lockerbie. It is conveniently near the M74 motorway and there are mainline rail networks to Glasgow, Edinburgh and London from Lockerbie and additional services to the north, south and west from Dumfries. The town also offers plenty of activities. It has fishing, walking, sailing and an 18 hole golf course. There are three lochs in the town, all within walking distance of each other. There are also a range of shops, doctor's surgery, church and highly regarded primary school. There is a bowling club, tennis club and sailing club. There are also regular bus services to Lockerbie and Dumfries.

The accommodation comprises: entrance vestibule, spacious living room with window to the front, electric fire with marble hearth and wooden mantel, open-plan stairs to first floor. Dining room opening on to the kitchen through an arch. Small rear hall to W.C. with wash hand basin. Fitted kitchen with wall and base units and marble-effect worktops, sink with mixer tap, vegetable preparation area and left hand drainer, built-in fridge and freezer, built-in electric oven, 4 ring hob, built-in dishwasher, plumbed for washing machine and tumble dryer. Rear porch with coat hooks and door to garden. Stairs to first floor with handrail and banister, good sized master bedroom, front facing with bay windows, built-in cupboard and built-in wardrobe with hanging rail and shelf. Family-sized bathroom with shower cubicle, W.C., wash hand basin with mixer tap and corner bath. Bedroom two has two windows, one side facing and one rear, airing cupboard and built-in double wardrobes. Front garden laid to stone with some plants and shrubs. Shared side path to rear. Good sized rear garden mostly laid to lawn with a patio area, shed, plants and shrubs. External tap.



**SERVICES**

Mains water, electricity and drainage.

**COUNCIL TAX BAND**

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**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.







