



**7 WELL STREET**

**LOCKERBIE, DG11 2EY**

**PRICE: OFFERS OVER £105,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	14'03" X 11'07" (approx)
Kitchen	14'06" x 11'09" (approx)
Bedroom 1	11'05" x 9'09" (approx)
Bedroom 2	11'05" x 7'08" (approx)
Bathroom	5'09" x 6'07" (approx)

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

**EPC = D**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. This is in line with current Covid-19 regulations.



This is a deceptively spacious end terraced two bedroom house in a central residential area of Lockerbie just a couple of minutes from the Train Station. This is an ideal buy-to-let or first time buyer's home. Benefits from gas central heating and double glazing

The accommodation comprises: entrance hallway, spacious living room with double glazed window to the front, gas fire with tiled hearth and wooden mantle. Modern fitted kitchen white wall and base units and marble effect work-tops, sink with mixer tap and left hand drainer, built-in Lamona oven and 4 ring gas hob. Stairs to first floor with handrail, two bright double bedrooms, one front facing and one to the rear both with built-in cupboards. Modern family-sized bathroom with W.C., washhand basin with mixer tap and bath with shower, part Respatex. Shared path at the rear then steps leading up to the garden, laid to lawn with patio and shed.



#### **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:-**

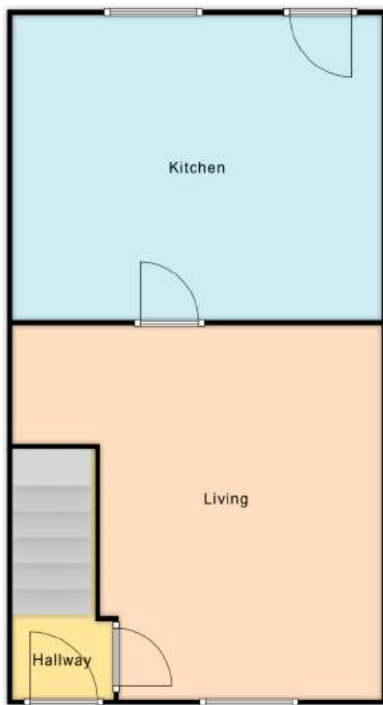
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included 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.



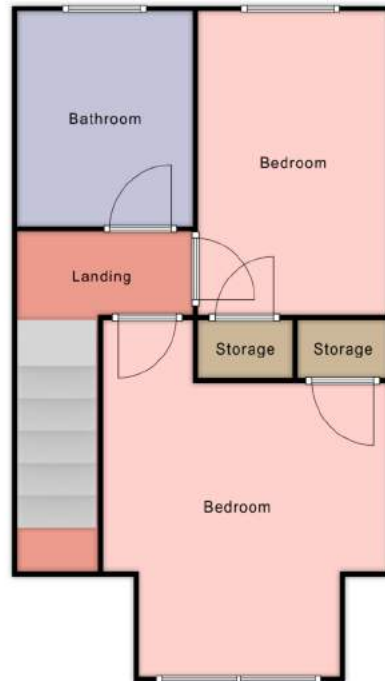


# 7 Well Street, Lockerbie

Ground Floor



First Floor



This plan is for illustrative purposes only and may not accurately represent the property. The plan is not to scale.