



MAYTHORN, HALLEATHS, LOCHMABEN, LOCKERBIE, DG11 1LR

PRICE: OFFERS OVER £210,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Entrance Hall	1.66m x 3.05m	(approx)
Living Room	6.13m x 5.23m	(approx)
Kitchen-Diner	5.87m x 3.53m	(approx)
Wet Room	2.39m x 1.78m	(approx)
Bedroom 1	3.44m x 4.19m	(approx)
Bedroom 2	2.62m x 3.41m	(approx)
Bedroom 3	2.70m x 2.43m	(approx)

EPC— D

Council Tax Band— E

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed through our website www.primroseandgordon.co.uk or by emailing us property@primroseandgordon.co.uk



Spacious bright detached three bedroom bungalow situated in Halleaths on the outskirts of the historic town of Lochmaben, situated just 8 miles from Dumfries and 4 miles from Lockerbie. It is conveniently close to the M74 motorway and there are mainline rail connections both north and south from the neighbouring town of Lockerbie. Lochmaben offers a range of activities including golf, fishing and sailing as well as lovely walks around the three lochs. There is also a range of convenience stores, doctors surgery, primary schools, church. This property benefits from double glazing, central heating and 16 solar panels.

The accommodation comprise of front entrance porch with built-in desk, octagonal window; large living room with patio doors to the front of the property, octagonal window to the side of the property, brick 'feature' fireplace; spacious kitchen-diner with wall and floor cupboards, integrated oven and 4 ring hob, sliding patio doors; Long hallway leading to three bedrooms, wet room and 2 storage cupboards; Wet room with W.C. and hand basin; Master bedroom with front facing window and two walk-in wardrobes; double bedroom with rear facing window, built-in wardrobes and dresser; single bedroom with rear facing window and built-in wardrobe; large garage to the side of the property; Spacious rear garden with grass and slabbed areas.



SERVICES

Mains water, gas, 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.











