



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Henderland

17 SHERWOOD CRESCENT, LOCKERBIE, DUMFRIES AND GALLOWAY, DG11 2DY

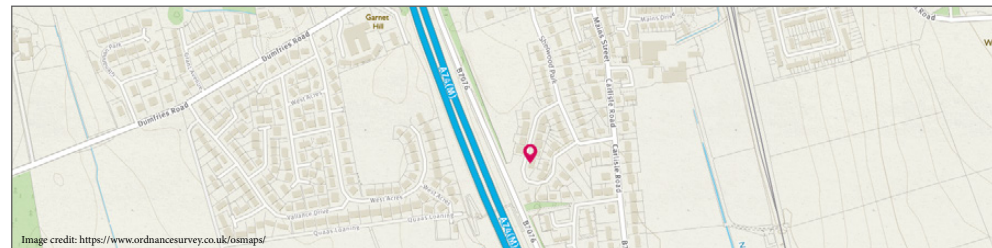
THE LOCATION

Lockerbie

DUMFRIES & GALLOWAY

The property is situated in a well-established and popular residential area. Lockerbie is a thriving market town and the first large town north of the Scottish Border with easy accessibility to the M74 motorway and national rail routes. Although a peaceful, rural location, it is also an ideal central location for access to the rest of the country. Situated within beautiful countryside, Lockerbie offers a variety of sports such as fishing, walking, cycling and horse riding. The town also has an 18-hole golf course, bowling green, ice rink, squash courts as well as very highly regarded Primary and Secondary schools.

Situated on a good-sized plot, in the popular location of Lockerbie, is this superb two bedroom, detached bungalow, all on one level in a quiet location. It has been maintained and upgraded to a good standard by its current owners, who have created a fabulous family home. It is both flexible and adaptable and still offers scope to extend, add a conservatory or convert the garage (STPP).



KIRK LOCH, LOCHMABEN CASTLE, LOCHMABEN GOLF COURSE



THE PROPERTY

Sunderland

17 SHERWOOD CRESCENT

The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments. The property sits within very well-maintained and landscaped gardens, which have been designed for ease of maintenance and privacy. There is a feature patio, making it the perfect spot to relax on a summer's day and also provides a private and safe environment for children. The property also benefits from a driveway to the front aspect for many vehicles, leading to a detached garage (with power and light) with an up and over the door. There is a useful utility area to the rear of the garage, which houses the washing machine, tumble dryer and freezer.

The front elevation of the property belies the accommodation internally, which comprises: Welcoming entrance vestibule. Immediately impressive lounge, with French doors to side aspect, flooding the room with natural light and offering views of the surrounding area. The open-plan kitchen/diner has a good range of floor and wall units, with an integrated oven, hob and extractor hood. All appliances will be included within the sale. There is also space for a dishwasher and a compact fridge & freezer. Access can be gained from here to the separate 'dual-aspect' dining area for more informal dining with friends and family.

There are two, well proportioned double bedrooms. Both benefit from storage facilities and offer space for additional free standing furniture if required. The second bedroom could be utilised as anything you want it to be, a hot office space, dining room or a permanent bedroom! A partly tiled bathroom, with a shower over the bath, completes the impressive accommodation. The loft space is accessed from the inner hallway. The high specifications of this family home also include double glazing and electric heating.



"...IMMEDIATELY IMPRESSIVE LOUNGE, WITH FRENCH DOORS TO SIDE ASPECT, FLOODING THE ROOM WITH NATURAL LIGHT..."





THE DETAILS

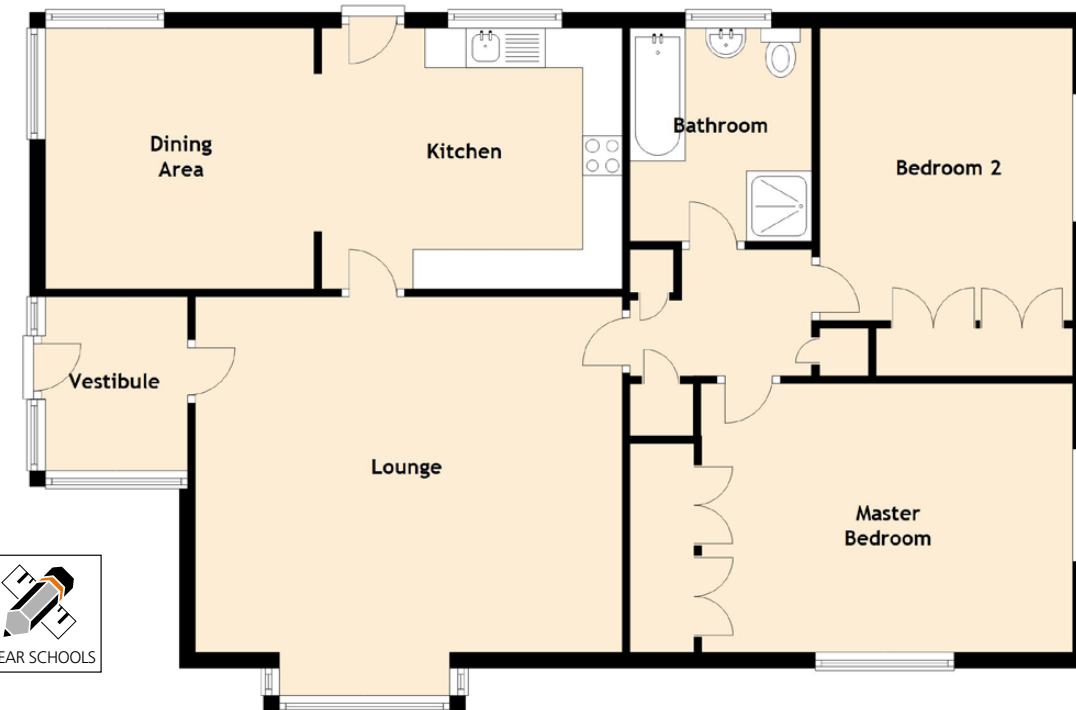
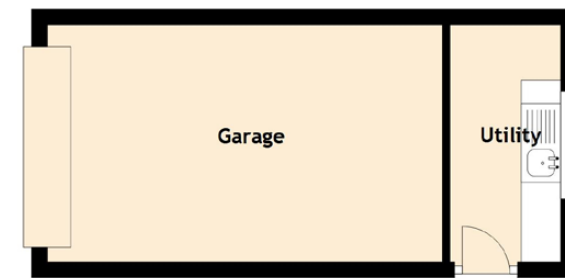
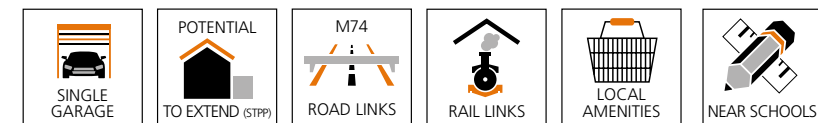
Genderland

FLOOR PLAN & DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

Vestibule	2.20m (7'3") x 1.80m (5'11")
Lounge	5.40m (17'9") x 4.50m (14'9")
Kitchen	3.80m (12'6") x 3.30m (10'10")
Dining Area	3.40m (11'2") x 3.30m (10'10")
Master Bedroom	5.30m (17'5") x 3.40m (11'2")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")
Bathroom	2.70m (8'10") x 2.30m (7'7")
Utility	3.00m (9'10") x 1.40m (4'7")
Garage	5.00m (16'5") x 3.00m (9'10")

Gross internal floor area (m²)- 101m²
EPC Rating - F






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**Part
Exchange
Available**

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