



POLLOCK & MCLEAN



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**4 ST MARGARET'S,
QUEEN STREET, LOCHMABEN**



Deceptively spacious and bright two storey Apartment in former Church a short walk to Lochmaben Town Centre. With Open Plan Lounge/Dining and new contemporary Kitchen, 3 Bedrooms and newly fitted Bathroom this property is offered for sale in immaculate condition. Viewing highly recommended.

Accommodation consists of: Hall; Lounge/Kitchen/Dining; Master Bedroom; Bedroom 2; Bedroom 3/Study/Nursery; Bathroom; Gas Central Heating; Communal lawn/Drying green. Off road private parking.

OFFERS OVER £78,000

GENERAL

LOCHMABEN IS A QUIET DUMFRIESSHIRE TOWN WITH 5 LOCHS, WHICH OFFER EXCELLENT FISHING AND SAILING OPPORTUNITIES. FACILITIES IN THE TOWN INCLUDE BOWLING GREEN, GOLF COURSE & TENNIS COURTS. LOCHMABEN HAS ALSO GOT A PRIMARY SCHOOL, SHOPS, POST OFFICE AND A NUMBER OF HOTELS. IDEAL FOR COMMUTERS LOCHMABEN IS SITUATED ONLY 7 MILES FROM DUMFRIES TOWN CENTRE. ALSO WITHIN A SHORT DRIVING DISTANCE OF THE MAIN A74 MOTORWAY.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 OR THE SELLERS ON 01387 265590 OR 07709 118167 FOR AN APPOINTMENT TO VIEW.

THE ACCOMMODATION COMPRISES:-

HALLWAY

Accessed by hardwood partially glazed door; fitted carpet; stairway to upper floor. Access to:-

LOUNGE/KITCHEN/DINING

Open plan L-Shaped

LOUNGE/DINING:

(22' 6" X 14' 8") (6.9m x 4.5m) at widest

Bright spacious open plan Kitchen/Dining/Lounge creates a warm but contemporary living space.

The Lounge/Dining room has following features:- Windows to side and rear with matching curtain pole and curtains; Tiled fireplace with feature living flame gas fire; Fitted carpet; Telephone point; TV aerial and Sky connection; 2 Double power points; Overhead lights.



KITCHEN/DINING:

(18' 7" X 10' 2") (5.7m X 3.1m)

The walnut effect Kitchen and all integrated appliances were installed a year ago. Features include:- Pull and Swing Larder; Integrated Fridge; Integrated Freezer; Integrated Washing Machine; Neff Ceramic 4 x ring hob; Neff Integrated oven/grill; Underunit downlighters; Franke Mythos sink and drainer; Karndean flooring.



MASTER BEDROOM:

(11' 2" X 10' 7") (3.4m X 3.25m)

Bright well proportioned room with window to rear; Fitted carpet; overhead light; TV/Sky aerial point; 2 x double and 1 x single power point; curtain pole and curtains.



BEDROOM 2

(11' 2" X 9' 8") (3.4m X 3m)

Another good sized double room; window to side; fitted carpet; overhead light; fitted wardrobes; one with hanging shelving, other housing hot water tank; 1 single power point; curtain rail and curtains.

STUDY/ NURSERY/BEDROOM 3

(7' 1" X 6' 9") (2.15m X 2.1m)

Fitted carpet; overhead light; hatch to loft which is partially floored.

BATHROOM

Newly fitted contemporary three piece suite consisting of shower bath with shower screen; pedestal, sink and WC. Other features: Contemporary chrome heated towel rail; Electric shower; Respatex panelling; Karndean flooring.

OUTSIDE

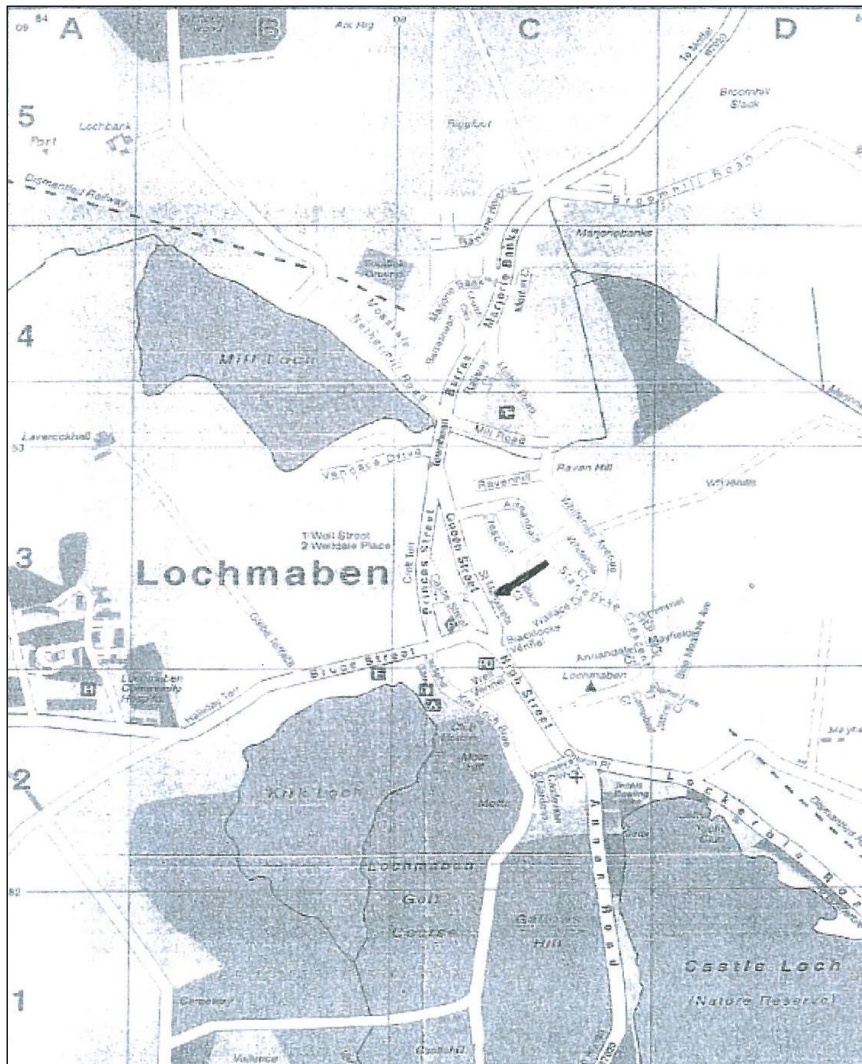
Shared lawn/drying green. Off road private parking.

NOTE:

1. The Telephone is subject to British Telecom Regulations.
2. All Floor Coverings, Light Fittings, Curtains, Blinds where specified are included in the sale.
3. A Home Report is available.
4. Extension to the property maybe possible, but potential purchasers are advised to consult the Planning Department, Dumfries & Galloway Council, English Street, Dumfries. Tel: (01387) 260000 in order to comply with their rules and regulations.

Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code B
Council Tax Band DG11 1PR
EPC= G
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement.



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