

35 BUCCLEUCH STREET DUMFRIES DG1 2AB
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28 VALLANCE DRIVE, LOCKERBIE



A modern detached family house situated in a popular residential area of Lockerbie offering spacious and very comfortable accommodation with integral double garage, and with easily maintained garden and an open view over countryside to the rear. Double glazing and gas fired central heating.

- Vestibule,
- Living Room,
- Dining Room,
- Sun Lounge,
- Kitchen,
- Utility Room,
- Cloakroom,
- Master Bedroom with Dressing Area and En-Suite Shower Room,
- 3 further Bedrooms and Bathroom.

Offers in the region of £290,000 are invited.

SITUATION

Lockerbie is well situated with easy access to the A74M with links both north and south, and the mainline railway station with trains to Glasgow, Edinburgh, Carlisle and beyond. Lockerbie has a range of local shops, and is shortly to see the opening of a new build primary and secondary school. There are a range of leisure activities with an 18 hole golf course and the popular ice rink in the town and fishing close by on the River Annan.

DESCRIPTION

28 Vallance Drive is situated on a modern housing development on the outskirts of the town of Lockerbie, it was built in 2003 by W A Vallance builders who are NHBC registered. The two storey property was constructed to a high specification and offers spacious family accommodation, and is presented in walk in condition. Fitted carpets or tiled floors throughout. Fitted blinds are included in the sale.

DIRECTIONS

From Dumfries take the A709 to Lockerbie. On entering Lockerbie take the first road on the right - Vallance Drive, and follow the road round and No 28 is on the right hand side.

ACCOMMODATION

Open covered porch leads into:

Vestibule 1.43m x 1.74m

Fully glazed UPVC door, radiator and laminate flooring. Glazed inner door to:

Hall 5.60m x 3.00m (maximum)

Stairs to first floor with open alcove below. Large cloak cupboard with shelving. Radiator. 4 power points. Doors off to:

Sitting Room 7.25m x 4.23m

Bay window to front and sliding patio doors at rear leading onto a decking area and into garden. Electric fire inset to granite hearth and wooden mantelpiece. 2 radiators, 10 power points and 4 side lamp sockets. Telephone point, television and satellite points. Ceiling spotlights.



Dining Room 3.15m x 3.99m

Radiator and 8 power points, television aerial point and telephone point.

Sun Lounge 3.50m x 4.22m

Full height side window and sliding patio doors on to the decking area, and rear window. 8 power points and television point.

Kitchen 3.59m x 3.98m

Modern range of pine fronted floor and wall units incorporating an Edinburgh sink, double electric Belling Synergie oven and 5 ring gas hob with extractor hood over. Large amount of work surface with 14 power points and telephone point. 2 radiators. Quarry tile floor. Door to:



Utility Room 1.81m x 5.91m

Matching floor and wall units to kitchen with plumbing for a

dishwasher and washing machine. Wall mounted Worcester gas fired boiler. Loft hatch. UPVC half glazed door to rear garden. Door to garage. 10 power points and radiator. Tile floor.



First Floor

Stairs lead up to:

Landing

With doors off to all bedrooms and with cupboard housing the hot water cylinder. Radiator. 4 power points. Loft hatch.

Bedroom 1 3.17m x 5.02m

Radiator, 8 power points, television and telephone points. Open archway to

Dressing Area 1.62m x 1.67m

Fitted wardrobes with hanging rail and shelf. Radiator. Door to:

En-Suite Shower Room 1.75m x 2.45m

Corner shower unit with thermostatic shower, WC and vanity basin set in varnished table top style vanity unit. Fitted wall mirror. Radiator. Electric towel rail. Extractor fan, shaver point and vanity light.

Bedroom 2 3.56m x 4.23m

Radiator, 8 power points and television point.

Bedroom 3 3.96m x 3.37m

Fitted wardrobes with shelves and hanging rail. Wall lights, 8

power points and television point. Radiator.

Bathroom 2.04m x 2.92m

Free standing cast iron bath with tile splashback, WC and vanity basin set in vanity unit with cupboards below. Separate vanity cupboard. Shaver point and light and extractor fan. Radiator.

Bedroom 4 3.56m x 4.23m

Radiator, 8 power points and television point.

Garage 5.15m x 5.92m

Two up and over doors. Shelving and range of wall units. Light and 4 power points. Tap.

OUTSIDE

The front garden comprises a tarmac driveway with parking area and small mature flower border, enclosed with railings. Path leads to the side of the house with gate and ramped access to the rear Utility Room door. The rear garden of the house is fully enclosed has been landscaped yet offers potential for further landscaping and planting. Circular patio. Decking area with access to Sitting Room and Sun Lounge.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

28 Vallance Drive is currently assessed as Band G.

POSTCODE

DG11 2DU

VIEWING

Viewing is strictly by appointment with the selling agent.

CLOSING DATE

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the Seller reserves the right to sell the property without setting a Closing Date.

HOME REPORT

The Home Report is available at www.onesurvey.co.uk

OFFERS

All offers must be submitted in Scottish legal form to the Selling Agent. The Seller is not bound to accept the highest or any offer.

PARTICULARS

These particulars were prepared on 12th April 2010 and have been carefully compiled and are believed to be correct. Any error or omission shall not annul the sale nor in any event give grounds for action at law.



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