

# 2 Marjoriebanks

LOCHMABEN, LOCKERBIE, DG11 1QH



*Utterly charming two-bed mid-terrace cottage Bungalow,  
stunning village location of Lochmaben near Lockerbie*



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We are delighted to offer to the market this utterly charming traditional two-bed mid-terrace cottage bungalow, set in the picturesque town of Lochmaben, near Lockerbie, Dumfries and Galloway. The property is nestled beautifully within lovely gardens with stunning countryside nearby. Rarely do properties with such charm and appeal come to the market, it couldn't be more picturesque or peaceful.

# THE LOUNGE



The accommodation comprises a spacious lounge with a large window flooding the room with light. The room affords many options for furniture configurations and the traditional open fireplace offers cosy nights by the fire. The dining area also caters easily for a family dining table if required.







# THE KITCHEN



The modern kitchen is bright and welcoming, featuring a good range of units with a double electric oven and hob, with ample space for the integrated dishwasher, washing machine and fridge freezer. Furniture throughout the property may be available by separate negotiation.







The shower room is fresh and modern, with a white suite and a large standalone shower enclosure containing an electric shower. This adaptable home offers two good-sized bedrooms, both with ample space for free-standing furniture and plenty of natural light. The house is kept warm and comfortable and benefits from double glazing and gas central heating.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





The rear garden is a delight and somewhere to enjoy the sound of the birds and nature. The sun patio is also a great spot to relax and the extensive garden space contains numerous fruit trees and a range of shrubs and plants. Parking is on-street.

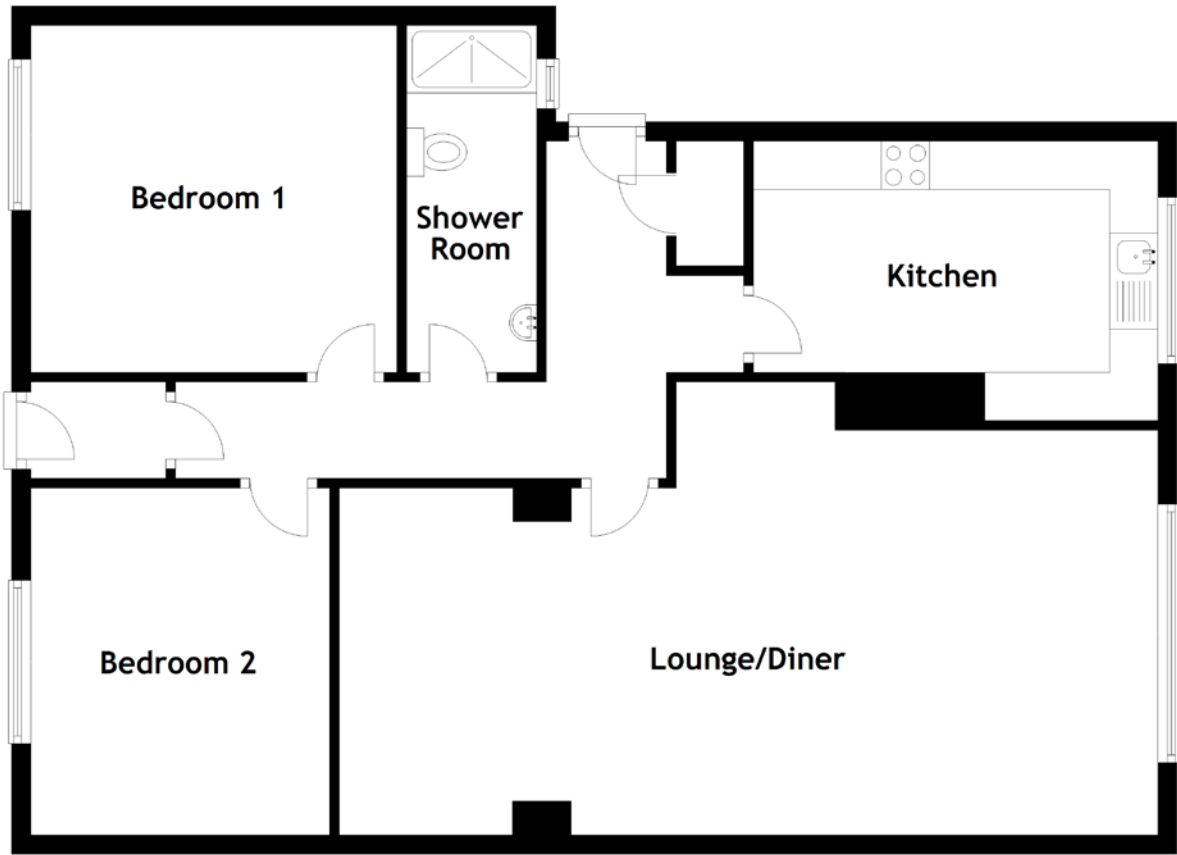
This is an ideal home for any couple, small family, retiree or even a 'canny' buy-to-let investor looking for an investment opportunity. Given the delightful and ever-rare village location, this is a first-class holiday let business opportunity or bolt-hole staycation home. Early viewing is strongly advised for this little piece of heaven.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

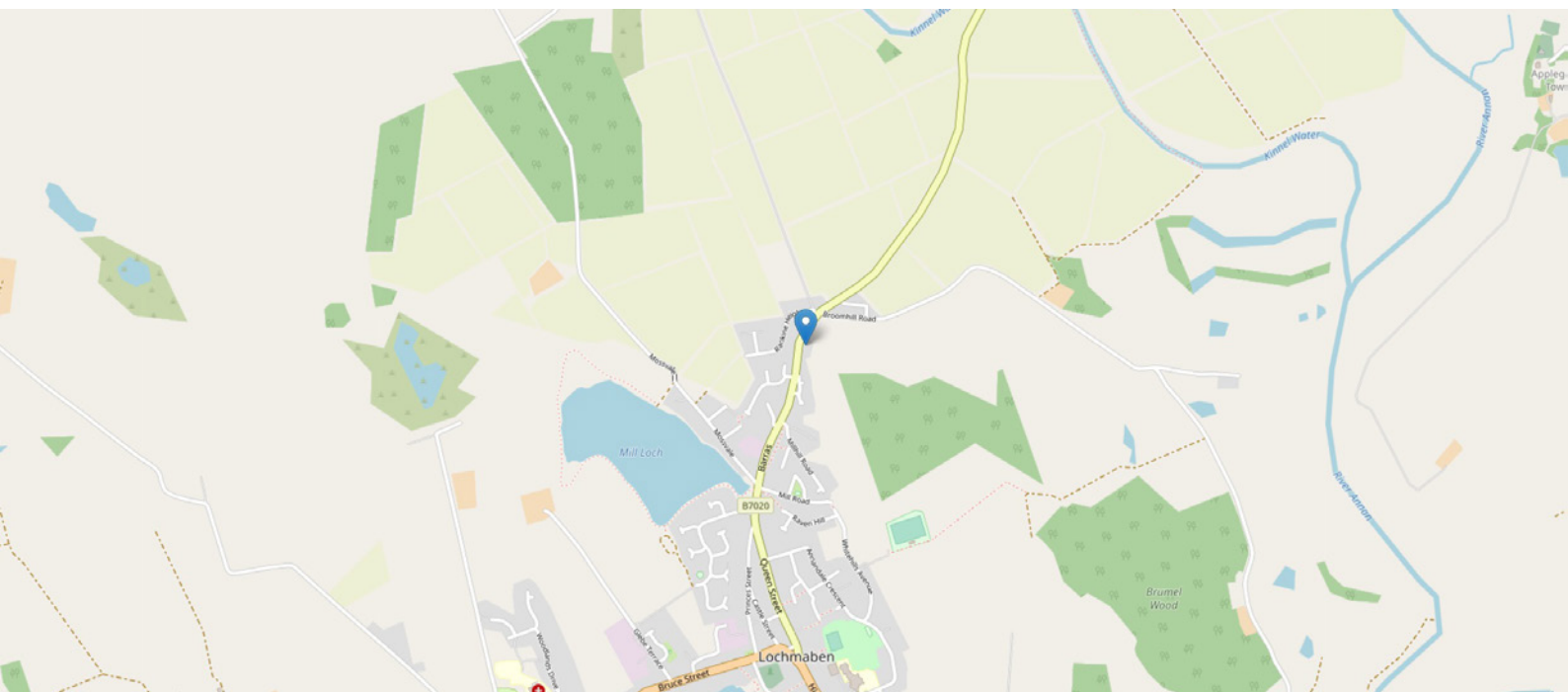
Lounge/Diner 8.50m (27'11") x 4.70m (15'5")  
 Kitchen 4.20m (13'9") x 2.90m (9'6")  
 Shower Room 3.60m (11'10") x 1.35m (4'5")  
 Bedroom 1 3.80m (12'6") x 3.60m (11'10")

Bedroom 2

3.60m (11'10") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>  
 EPC Rating: F

Extras: Furniture may be available by separate negotiation.





# THE LOCATION

Lochmaben lies between Lockerbie and Dumfries and is surrounded by three lochs. Castle Loch to the south, Kirk Loch to the southwest, and Mill Loch to the northwest.







The town caters for everyday amenities including a number of shops, a Post Office, a library, cafes, a pharmacy, a doctor's practice, a community hospital and a parish church. The town has many active community organisations as well as leisure facilities including sailing, tennis and bowls clubs. There is also an 18-hole golf course, the original layout having been designed by James Braid, which is only approximately one mile away. Dumfries has a more comprehensive range of shopping and professional services and is situated about eight miles to the west. A local nursery and primary school can be found in Lochmaben with children moving on to secondary education at Lockerbie Academy. There is further secondary schooling in Dumfries and Moffat.



  
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