

4 Raven Hill

LOCHMABEN, LOCKERBIE, DG11 1QZ



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent three-bedroom stone-fronted detached bungalow, light upgrade development opportunity, great location, garage



This property is subject to a buyer's premium paid by the successful purchaser. We are delighted to introduce to the market, this very rarely available three-bedroom detached bungalow. This spacious property offers a tremendous opportunity to put your personal interior design aspirations and creativity into it and make it a stunning home. It offers ideal flexibility for any family or retiree to enjoy, and the substantial living accommodation is sure to impress the most demanding of buyers.

The property is beautifully nestled in a quiet setting within the family-friendly and popular location of Lochmaben, Lockerbie. The surrounding gardens offer a private and appealing outdoor space, and the property has been carefully and thoughtfully designed with individuality and easy free-flowing space in mind.

THE LOUNGE



The spacious open plan lounge, kitchen, and diner have all the hallmarks of a great space; great proportions, a traditional feature fireplace with a living flame gas fire, lots of natural light flooding in, and space that will cater for furniture in many configurations.

The dining area is bright and creates a connection between the lounge and kitchen area.

THE KITCHEN/DINER



The kitchen itself is fitted with a good range of light wood units and it makes a real 'hub' for the home. Containing an electric cooker, along with space for a washing machine and fridge. The dining area allows excellent space for a large dining table, ideal for entertaining friends and family on more formal dining occasions.





The tiled family bathroom is bright and contains a grey suite with a bath and a quadrant shower cubicle with a mains shower.

There are three spacious bedrooms in this unique home, all lovely and bright, two with fitted wardrobes and all with plenty of room for free-standing furniture. The third bedroom also offers space that could double as a home office if required.

The house is always kept warm and comfortable via double glazing and gas central heating with a Worcester boiler.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

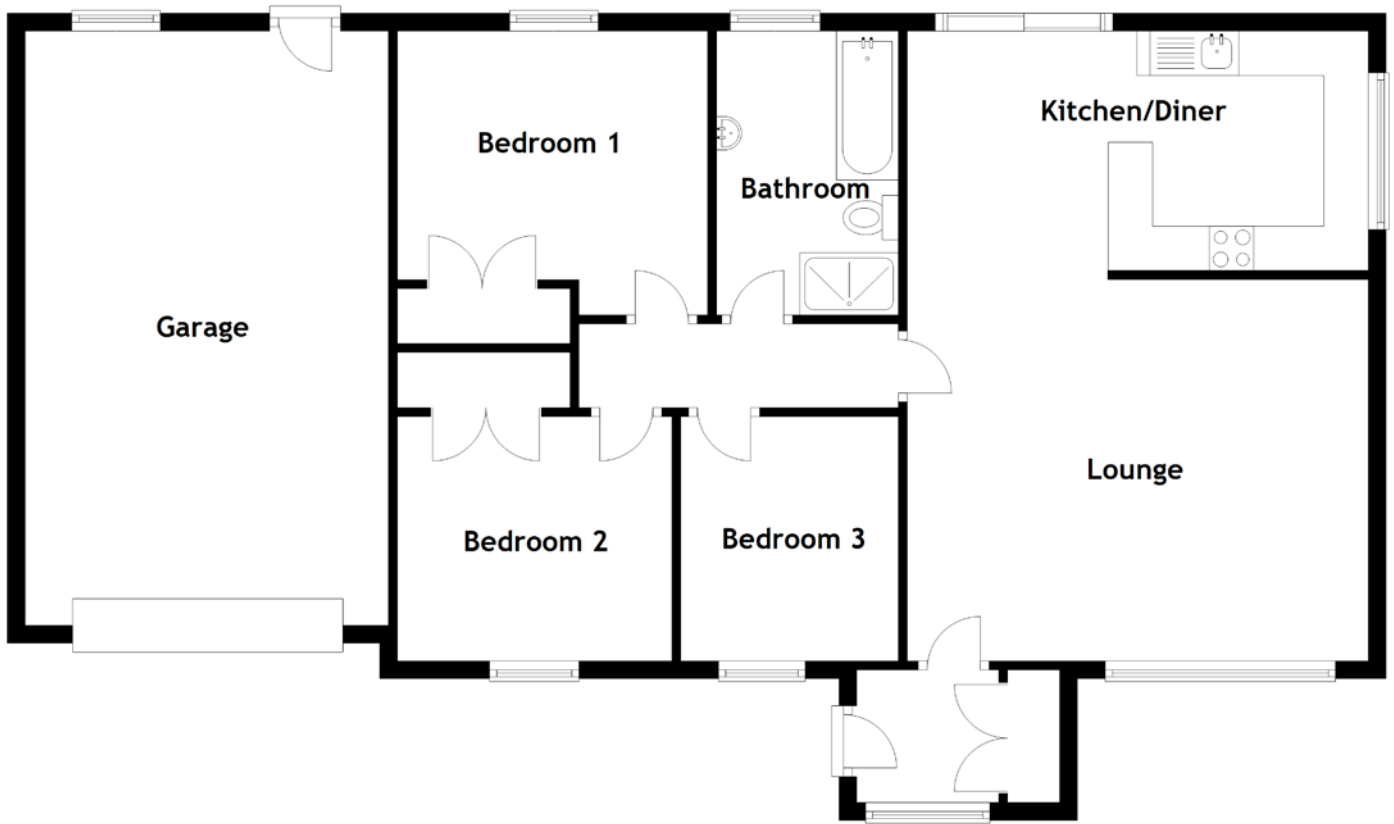


Low-maintenance tiered gardens frame the property beautifully and the integral garage offers great space for anyone who likes to tinker with a hobby. The driveway offers excellent off-road parking for many vehicles. The popularity of these lovely homes points to their enduring appeal as a secure, comfortable place to come home to. It's sure to be popular and we believe early viewing is a must for anyone seeking a great bungalow within a popular area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



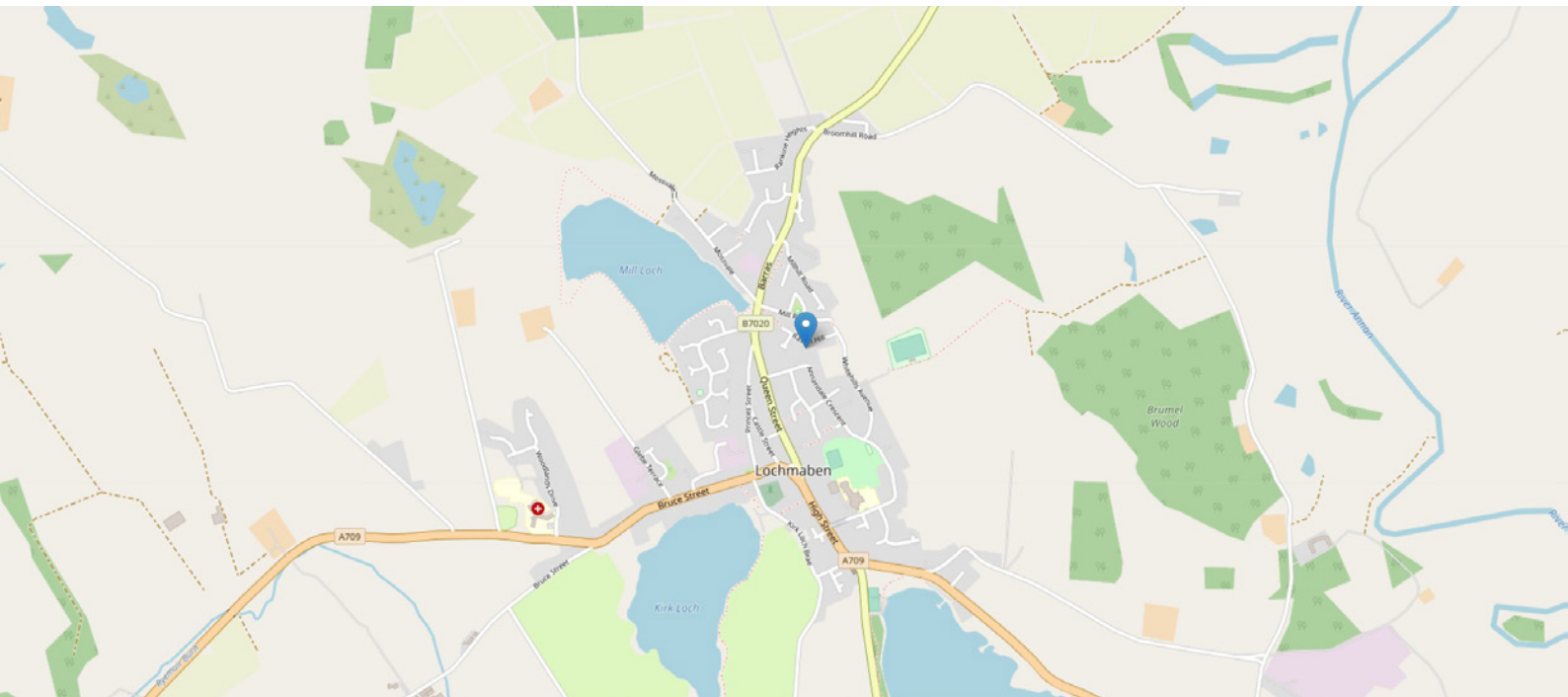
Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 4.30m (14'1")
Kitchen/Diner	5.20m (17'1") x 2.70m (8'10")
Bathroom	3.20m (10'6") x 2.05m (6'9")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.10m (10'2") x 2.75m (9')

Bedroom 3	2.75m (9') x 2.45m (8'1")
Garage	6.70m (22') x 4.10m (13'5")

Gross internal floor area (m²): 84m²
EPC Rating: D

Buyer's Premium Value: £2800.00



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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