

33 Castle Street

LOCHMABEN, DUMFRIES AND GALLOWAY, DG11 1NY



*UTTERLY CHARMING TWO-BED
SEMI-DETACHED COTTAGE BUNGALOW*



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

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 with a superb Log Burner, offers cosy nights by the fire.

The Property

Moving through to the outstanding extension, the modern kitchen is bright and welcoming, featuring a beautiful range of units with an electric oven and gas hob, with ample space for the integrated fridge freezer and free-standing washing machine. The breakfast bar is an ideal place to sit, read a book and enjoy a coffee. Free-standing appliances and furniture throughout the property, may be available by separate negotiation. The design of the extension has been very carefully thought out, to benefit from the maximum amount of daylight and to lead out effortlessly to the sun patio on warmer days.





The bathroom is fresh and bright, with a white suite and an electric shower over the bath.





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 with double glazing and gas central heating.

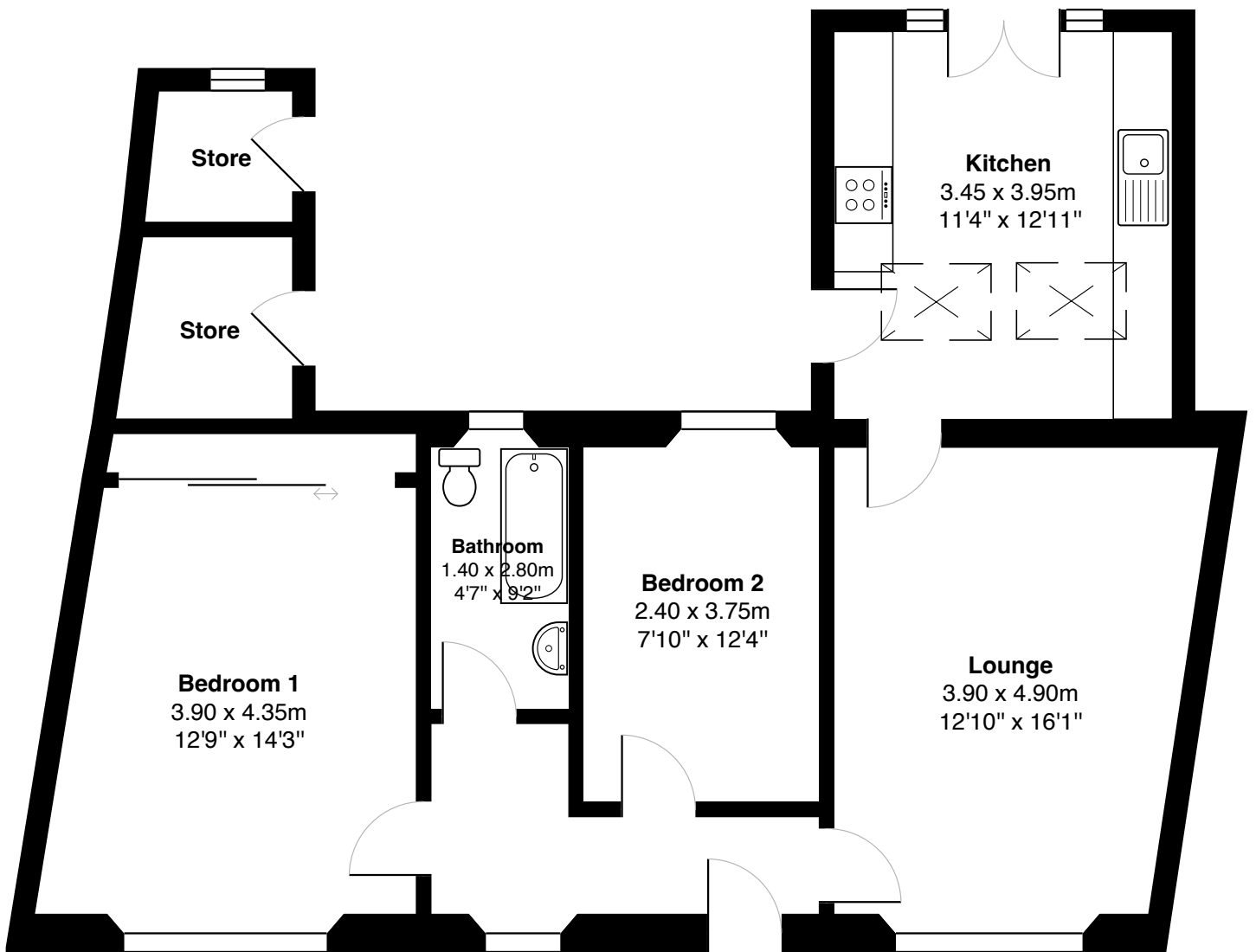




Bedroom 1







Gross internal floor area (m²): 69m²

EPC Rating: D

Floor Plan

The rear garden is a delight and somewhere to enjoy the sound of the birds and nature. The large sun-patio is also a great spot to relax and the extensive garden space contains a summerhouse and two handy outhouses. Parking is on-street, adjacent to the property.

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





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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