

36A West Acres

LOCKERBIE, DUMFRIES AND GALLOWAY, DG11 2EL



*RARELY AVAILABLE TWO BED
DETACHED BUNGALOW*



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McEwan Fraser Legal are delighted to offer to the market this rarely available two-bed detached bungalow, nestled beautifully in a quiet residential area, within the peaceful and popular town of Lockerbie. This lovely home is offered in absolute walk-in condition, having been fully refurbished to a great standard, including a new kitchen and shower room.

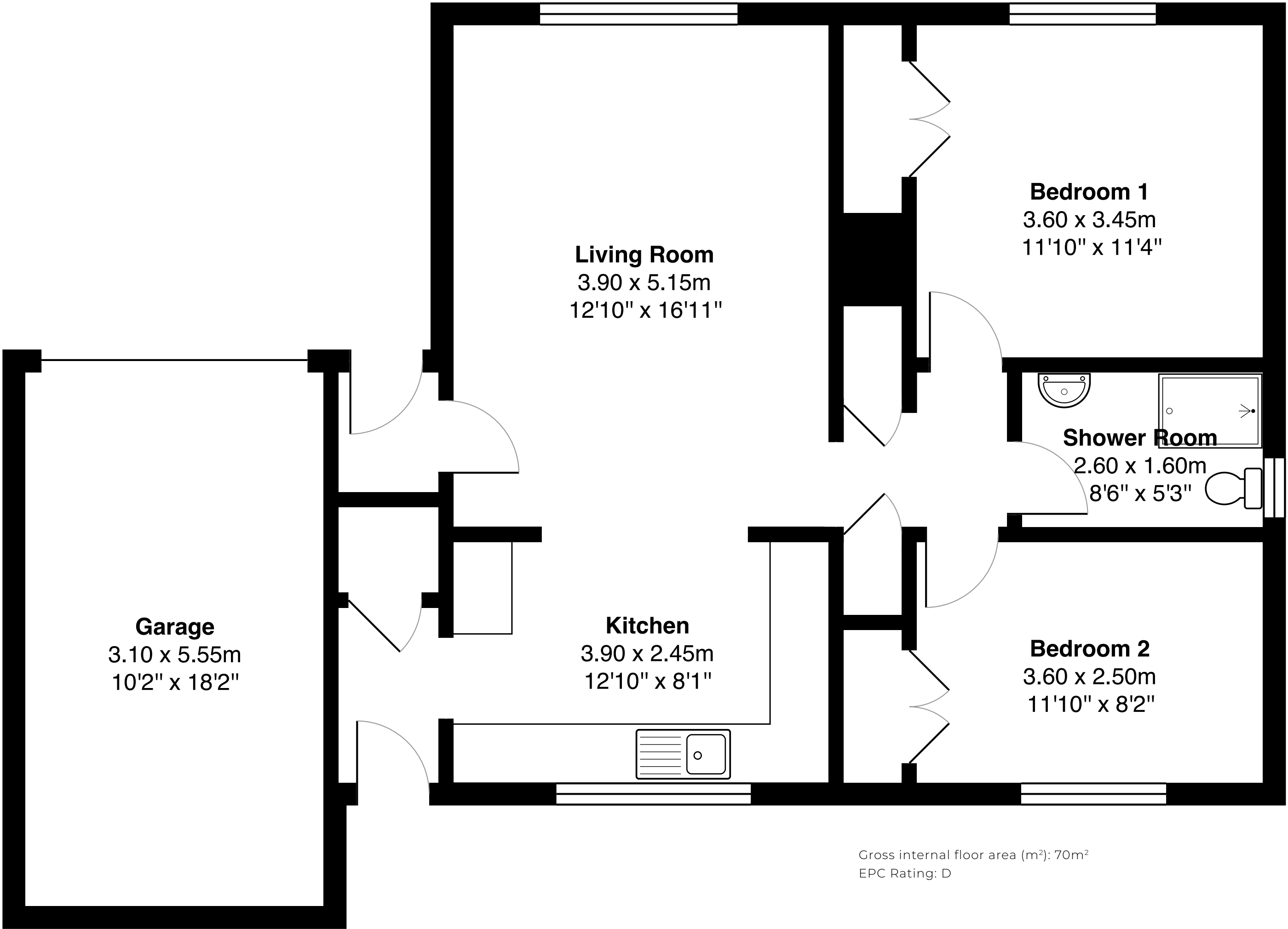
The property offers a home that is not only extremely comfortable and relaxing, but given the single-level layout, it's ideal for anyone who prefers an easy-access home, which is easy to get around in. The lounge is a good size, with plenty of options for furniture layouts and a large window, which helps create a very bright and comfortable space. The stunning kitchen/diner is finished with a beautiful range of units, with a cooker, along with ample space for a fridge freezer and space for a dining table.





There are two bedrooms in this lovely home, both are spacious, with built-in storage space and ample space for free-standing furniture. The shower room is simply beautiful and contains a toilet and sink with a doorless shower enclosure and a mains shower unit. Central heating and double-glazing keep the home warm and comfortable.





Gross internal floor area (m²): 70m²
EPC Rating: D



The outside space of this home also adds so much lifestyle value for the new owners. The gardens are beautifully landscaped, simple and low maintenance, with space to relax on a sun patio. The property benefits from a garage and a driveway.

Some properties tick many boxes, and this is one of them. If you are searching for a walk-in condition Bungalow, with spacious accommodation, set in a quiet and friendly town, then this may be it. Early viewing is highly recommended.



Nestled in the picturesque countryside of Dumfries & Galloway, Lockerbie is a thriving market town that offers the perfect blend of rural charm and modern convenience. Known for its friendly community, excellent transport links, and stunning surroundings, Lockerbie is an ideal location for those seeking a peaceful lifestyle without sacrificing accessibility.

Lockerbie boasts outstanding transport connections, with direct rail services to London, Glasgow, and Edinburgh in just 1.5 hours, while the nearby M74 ensures effortless road travel to Scotland's central belt and beyond. The town's idyllic setting is framed by rolling hills, open farmland, and scenic walking trails, including the renowned Southern Upland Way, making it a haven for nature lovers and outdoor enthusiasts.

At the heart of Lockerbie lies a warm and welcoming community, where independent shops, cosy cafés, and traditional pubs create a vibrant local atmosphere. Regular farmers' markets showcase the best of regional produce, adding to the town's charm. Families benefit from excellent schools, a modern sports centre, a well-maintained golf course, and a range of leisure facilities, ensuring a high quality of life for residents of all ages.

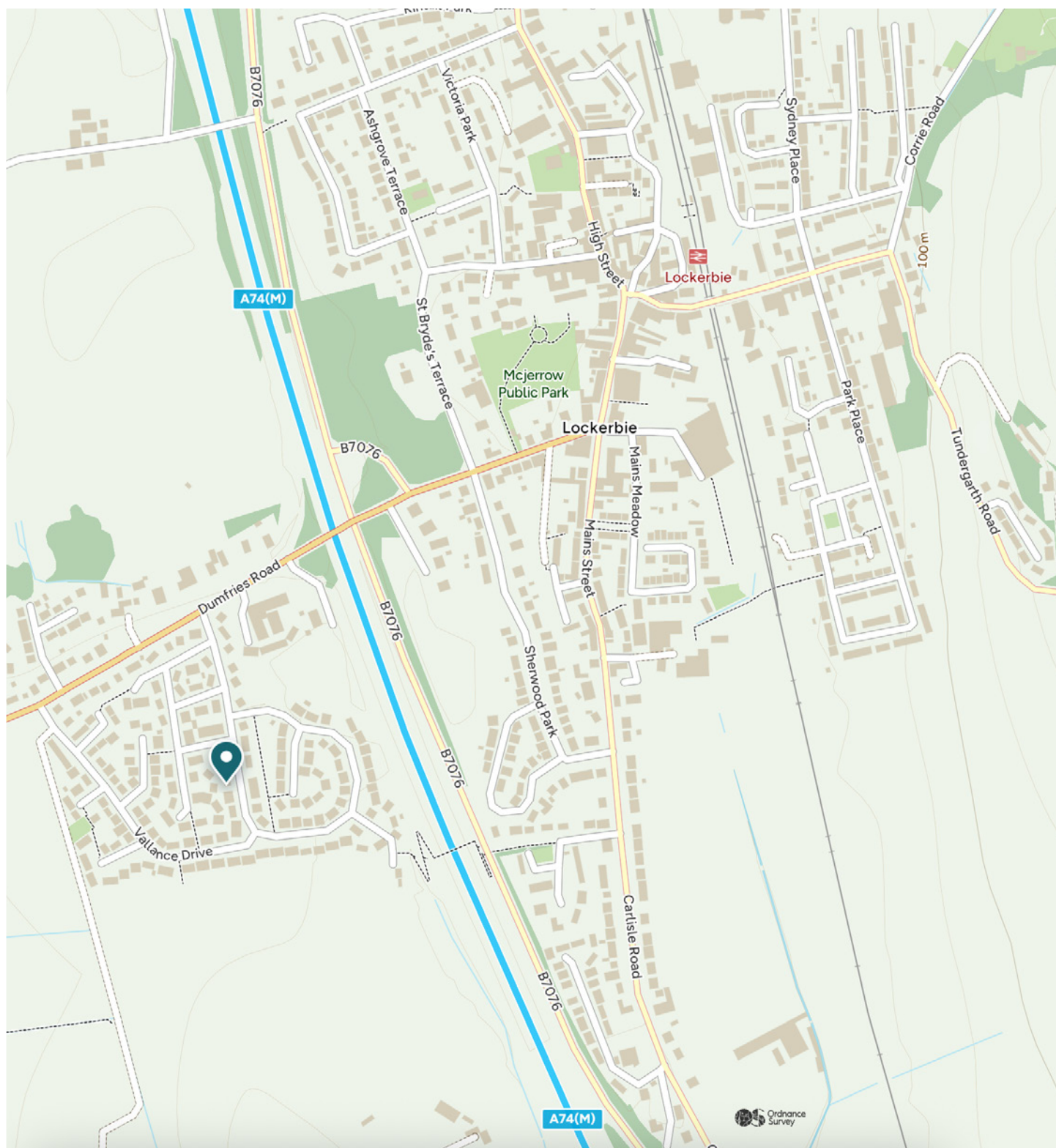


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