

**ACHNACARRY
46 TOWNHEAD STREET
LOCKERBIE
DG11 2AE**



A VERY ATTRACTIVE AND SUBSTANTIAL VICTORIAN SANDSTONE RESIDENCE WITH MANY INTERESTING AND ORIGINAL FEATURES. ACCOMMODATION COMPRISES:- ENTRANCE VESTIBULE. HALLWAY. LOUNGE. CONSERVATORY. DINING ROOM. DINING KITCHEN WITH PANTRY AND STORE ROOM/UTILITY ROOM. CLOAKROOM/W.C. REAR VESTIBULE. STAIRS AND LANDING. 4 GOOD SIZED BEDROOMS. BATHROOM. FRONT AND REAR GARDENS. WOODEN GARAGE WITH ADJOINING SHED. SEPARATE BRICK BUILT DOUBLE GARAGE WITHIN WALKING DISTANCE TO THE PROPERTY.

*****MASSIVE PRICE REDUCTION*****

GUIDE PRICE £199,950

ACCOMMODATION

ENTRANCE VESTIBULE

(2.25m x 1.30m)

Entered through a wooden front door with glazed panel above. Dado rail. Cornicing. Part glazed attractive inner door with contrasting glazed panels leading through to the hallway.

HALLWAY

With the original wooden balustrades continuing all the way up to the first floor. Decorative cornicing with corbels to either side. Useful understairs storage cupboard with light. Two power points. Telephone point. Electric storage heater. Original wooden doors off to lounge, dining room and kitchen.

LOUNGE

(5.75m x 4.55m)

Generously proportioned bright room with double glazed window overlooking the front garden. Traditional open coal fire set on a tiled hearth with glossed tile surround. Four wall lights with decorative light shades. Four single power points. Cornicing. Original exposed wooden floor. Storage heater. Part glazed wooden door with glazed panel above leading through to the conservatory.

CONSERVATORY

(3.55m x 2.45m)

A lovely addition to this property enjoying views over the rear garden. Fully double glazed with sliding patio doors. Vertical blinds. Power point. Triple spot light ceiling fitment. Cushion flooring.

DINING ROOM

(5.75m x 5.25m)

Good sized room with double glazed bay window with original wooden paneled surround overlooking the front garden. Curtains and rail. Tiled fire surround. Electric night store radiator. Original cornicing. Triple light pendant. 2 Double wall lights. Ample power points. Television point. Serving hatch through to kitchen. Original wooden floor.



DINING KITCHEN

(4.00m x 3.91m)

Double glazed window overlooking the rear garden. Roller blind. Gas fired Rayburn "Royal" cooker with tiled splashback. Wooden wall and base units with ample worktop space. Stainless steel single drainer sink unit. Plenty space for all electrical appliances. Plumbed for automatic washing machine. Clothes pulley. Built-in corner cupboard housing the hot water tank. Ceiling light and fluorescent striplight. Ample power points. Cushionfloor. Door through to the rear vestibule with light and part glazed rear door.



STORE ROOM/UTILITY ROOM

(3.60m x 2.15m)

Light. Double glazed window to the front elevation. Small window to the rear elevation. Electric wall heater. Wash-hand basin. Storage unit. Ample power points.

CLOAKROOM/W.C

(1.70m x 0.85m)

White W.C. Coat hooks. Light. Obscured double glazed window to the front elevation. Electric wall heater.

PANTRY

(2.05m x 1.66m)

With original wooden paneled door. Window overlooking the rear elevation. Light fitting. Gas and electricity meters. Display shelving. Original wooden floor.

STAIRS AND LANDING

Light and bright staircase with large double glazed window to the rear elevation. Deep display sill. Venetian blind. Original wooden balustrades. Ceiling light fitment. Cornicing around upper landing. Carpet. Power point. Door off to four bedrooms and bathroom.



BEDROOM 1

(5.60m x 4.56m)

Windows to the front and side elevations. Original wooden paneling. Curtains and rails. Slightly combed ceiling. Ceiling light fitting. Two double power points and one single power point. Television point. Telephone point. Carpet.

BEDROOM 2

(4.02m x 2.40m)

Double glazed window overlooking the front elevation. Original wooden paneling. Slightly combed ceiling. Cornicing. Curtains and rail. Ceiling fitment. Double power point and one single. Carpet.

BEDROOM 3

(4.32m x 3.35m)

Double glazed window to the front elevation. Single glazed window to side elevation. Original wooden paneling. Slightly combed ceiling. Cornicing. Ceiling fitment. Curtains and rail. Double power point and one single. Carpet.

BEDROOM 4

(4.30m x 3.45m)

Double glazed window overlooking the rear garden. Original wooden paneling. Slightly combed ceiling. Fitted wooden shelving. Curtains and rail. Double power point and one single. Carpet.

BATHROOM

(2.31m x 2.10m)

Three piece suite comprising of bath, wash-hand basin and W.C. Shower attachment on bath. Obscured shower screen. Partially tiled walls. Wooden dado rail. Ceiling light fitment. Cushion flooring. Electric wall heater.

OUTSIDE

The front garden is bordered by a mature hedge enjoying a good deal of privacy. Gravel areas with shrub filled borders. The attractive rear garden is laid out in lawn which has been very well cared for. Mature trees and flower beds. Fenced area with mature shrubbery. Clothes poles. Water butt. Oil tank screened by mature plants. Rear entrance gate with off road parking leading to the wooden garage **(5.50m x 3.05m)** Adjoining garden store **(3.06m x 1.80m)**

SEPARATE BRICK BUILT DOUBLE GARAGE

(5.50m x 5.35m)

Located approximately 200 meters away. Tarmac driveway Central opening front doors. Small windows to each side. Under eaves storage space. Concrete floor with small inspection pit on one side.



HOME REPORT

A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

SERVICES

Mains water, electricity & drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents
**HARPER, ROBERTSON & SHANNON,
SOLICITORS & ESTATE AGENTS**

Council Tax Band "F".