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**7 Dinwoodie Lodge Park,
Johnstonebridge, Lockerbie,
DG11 2SL**

3 Bedroom Detached Park Home
Stately Albion Design (48ft x 20ft)

Guide Price £128,000

- Spacious accommodation throughout
- Pristine condition inside and out
- U.P.V.C double glazing and LPG Gas central heating
- Radiators in all built-in wardrobes
- Wifi and television points in lounge and bedrooms
- Driveway providing ample parking
- Exceptionally spacious garden plot
- Quiet residential area
- Suitable to residents over 55 only
- Ground rent of £150.00 per month is payable to the site owners
- Lovely scenic countryside views
- Nine and a half years Gold Shield Guarantee remaining
- All furniture, fittings and appliances included with the exception of the television and personal belongings
- Early viewing is recommended

ACCOMMODATION

HALLWAY

Entered through a part glazed U.P.V.C front door. Useful shelved airing cupboard (**0.91m x 0.75m**) with vinyl flooring and radiator. Four chrome inset ceiling spotlights. Smoke alarm. Ariston thermostat. Chrome light plates and power sockets. Radiator. Doors off to three bedrooms and pristine shower room.

LOUNGE

(6.19m x 3.20m)

Lovely bright room with full length double glazed bay window to the front of the property and two double glazed bay windows to the side elevation. Curtains. Curtain poles. Modern freestanding electric pebble effect fire and surround. Chrome light plates and power sockets. Wifi, television and telephone points. Two triple light pendants. Two single wall lights. Coving. Fitted carpet. Two radiators with thermostatic valves. Archway through to dining area.

DINING AREA

(2.95m x 2.40m)

Double glazed bay window to the front elevation. Curtains. Triple light pendant. Chrome light plates and power sockets. Coving. Fitted carpet. Radiator.

FITTED KITCHEN

(3.45m x 2.90m)

Generous amount of contemporary wall and base units incorporating a stainless steel single drainer sink unit with vegetable compartment and chrome mixer taps. Built-in 4-ring gas hob, oven and cooker hood extractor. Integrated dishwasher. Tiled splashbacks. Under unit lighting. Six inset ceiling spotlights. Chrome light plates and power sockets. Coving. Double glazed window to the rear elevation. Roller blind. Vinyl flooring. Radiator with thermostatic valve. Archway through to utility room.

UTILITY ROOM

(2.12m x 1.75m)

Modern wall and base units incorporating a stainless steel sink with chrome mixer taps. Storage cupboard (**0.90m x 0.75m**) with power socket, light and vinyl flooring. Concealed combi-boiler. Three inset ceiling spotlights. Partially tiled walls. Carbon monoxide alarm.

Vinyl flooring. Radiator with thermostatic valve. Glazed U.P.V.C rear door.

BEDROOM 1 (with en-suite bathroom)

(3.65m x 3.20m)

Double glazed bay window to the rear elevation. Curtains. Five inset ceiling spotlights. Coving. Modern built-in wardrobes with matching drawer units and over bed units. Fitted carpet. Radiator with thermostatic valve. Door through to en-suite bathroom.

EN-SUITE BATHROOM

(2.97m x 1.67m)

Double glazed obscured window to the rear elevation. Roller blind. White three piece suite comprising bath, wash-hand basin with chrome mixer taps and dual flush W.C. Built-In modern storage units. Shower over the bath with shower screen attached. Fully tiled walls. Three inset ceiling spotlights. Extractor fan. Vinyl flooring. Radiator with thermostatic valve.

BEDROOM 2

(3.01m x 2.90m)

Double glazed window bay to the front elevation. Curtains. Four inset ceiling spotlights. Coving. Built-in wardrobes with matching over the bed units, drawers and vanity unit. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 3/STUDY

(2.25m x 2.05m)

Double glazed window to the front elevation. Curtains. Three inset ceiling spotlights. Coving. Built-in wardrobes with matching vanity unit and drawers. Telephone point. Fitted carpet. Radiator with thermostatic valve.

SHOWER ROOM

(2.15m x 1.55m)

White wash-hand basin with vanity unit and W.C. Double shower cubicle. Partially tiled walls. Four inset ceiling spotlights. Coving. Extractor fan. Chrome accessories. Shaver point. Obscured double glazed window to the rear elevation. Roller blind. Vinyl flooring. Radiator with thermostatic valve.

OUTSIDE

Neatly kept lawn area to the front with paved patio area. Further spacious lawn area to the side elevation. Keyblock driveway. Sandstone wall with inset outside lights to the rear. Outside lights to front and rear of the property. Outside cold water tap. Rotary clothes drier.

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 and drainage. LPG Gas central heating. 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 "A".