



## 47 Queen Street, Lochmaben, Dumfries and Galloway, DG11 1PP

Beautifully Presented and Spacious, Two-Bedroom, Traditional, Mid-Terrace Cottage

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# Property Description

Beautifully presented and spacious, two-bedroom, traditional, mid-terrace cottage, with an extensive private garden. Forming part of a stone-built terrace, located in the charming, rural town of Lochmaben, Dumfries and Galloway.

Comprises a vestibule, living room, dining/kitchen, inner hall, two double bedrooms, an en-suite shower room and a bathroom.

Highlights include a semi-open-plan public room, fitted kitchen with real-wood worktops, a stylish shower room and a generous bathroom. In addition, there is gas central heating, double glazing, a gas fireplace for the lounge, and good storage including two loft spaces.

A particularly generous garden is set to the rear, and includes a patio, a lawn, a shed, established trees and shrubbery.

A welcoming entrance vestibule leads into a tastefully presented living room, with plenty of flexible space for a variety of lounge furniture. Leading openly off this reception room, a dining room enjoys access to the garden, via French doors, and flows into a kitchen, fitted with traditional white units, solid wood worktops, tiled splashbacks, a freestanding cooker and a fridge/freezer.

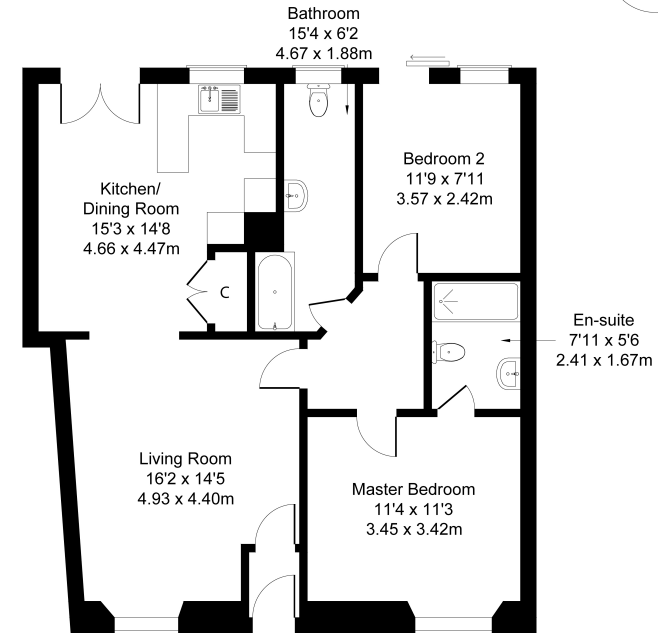
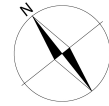
Accessed from the living room, an inner hall leads to two well-proportioned bedrooms. Set to the front, the master bedroom benefits from an en-suite shower room, whilst the rear-facing second bedroom opens onto the garden via sliding glazed doors.

Completing the accommodation, a bright, good-sized bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

The historic village of Lochmaben is situated approximately eight miles from Dumfries and four miles from Lockerbie. It is well placed for access to the M74 motorway and there is a rail network and a regular bus service from Lockerbie and Dumfries. Lochmaben offers many activities including fishing, walking, sailing and has an 18-hole golf course.

The town offers a variety of local shopping and amenities, with a wider range of shopping, recreational and leisure amenities in nearby Lockerbie and Dumfries. Lochmaben benefits from its own primary school, with well-regarded secondary schooling available in both Lockerbie and Dumfries.





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