



**ADDRESS:-**

**2 THE LOANING, WATERBECK, LOCKERBIE,  
DG11 3EY**

**SUMMARY:-**

Lovely two bedroom semi-detached cottage in quiet cul-de-sac in the village of Waterbeck. The property is tastefully decorated and modernised including recently fitted bathroom and new carpets. Eaglesfield is a short drive away for amenities and Primary School and also gives good access to M6 North and South. Towns of Lockerbie and Annan are close by for all larger amenities, Secondary Schools, Leisure facilities and transport links.

**ACCOMMODATION:-**

Comprises Living Room, Kitchen, Two Bedrooms, Bathroom and Garden.

**VIEWING:-**

By arrangement with Selling Agents or contact owner on 07894204803

**PRICE:-**

**OFFERS OVER £130,000**

## **2 The Loaning, Waterbeck, Lockerbie**

PVC door with patterned glass panel leading into **Entrance porch** with dark wood laminate flooring and meter box. Inner door with glass panels leads into **Hallway**.

### **HALLWAY**

Central heating radiator. Single electric socket. Dark wood laminate flooring. Doors to Living Room, Kitchen, Two Bedrooms and Bathroom.

### **LIVING ROOM**

15' 11" x 14' 1"  
(4.85m x 4.29m)



Open fireplace with natural brick surround and wooden mantel. PVC double-glazed windows with top openers, wide display sill, vertical blind and open outlooks over garden and beyond. Central heating radiator. Four

double electric sockets and TV aerial socket. Telephone socket. Wall lighting.

### **KITCHEN**

14' 1" x 9' 11"  
(4.29m x 3.20m)



Range of wood fronted wall and floor units with tiling between units. Glass display wall units. Marble effect work surfaces. Porcelain one and a half bowl sink with single drainer and mixer tap. Rangemaster integrated oven and electric hob. Plumbed for washing machine and dishwasher. Cupboard which houses hot water tank. PVC double-glazed patterned glass window with top opener, display sill and blind. Five double electric sockets and hidden sockets for appliances. Central heating radiator. Inset ceiling spotlights. Tiled floor. Hatch to partially floored roof space. PVC back door with patterned glass panel.

## **BEDROOM ONE**

13'2" x 11'9"  
(4.02m x 3.62m)



PVC double-glazed windows with top openers and wide display sill. Central heating radiator. Four double electric sockets.

## **BEDROOM TWO**

11'1" x 9'6"  
(3.38m x 2.92m)

PVC double-glazed window with top openers, display sill and roller blind. Central heating radiator. One double and one single electric socket.

## **BATHROOM**

Bathroom suite comprising WC and wash hand basin. Bath with wood panelled sides and over bath electric Mira shower. Tiled walls. Central heating radiator. PVC double-glazed patterned glass window with top

opener, display sill and roller blind. Built in shelving unit.

## **OUTSIDE**



Small grass area which houses oil tank directly opposite property. Paved parking area for two cars.



Shared access to side of property leads to front garden area which is mainly in grass with flower and shrub borders. Chipped area with paved path. Secure fencing within hedged boundaries.



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**HOME REPORT** – AVAILABLE

Contact Selling Agents.

**NOTES:-**

1. COUNCIL TAX BAND-C
2. DATE OF ENTRY-By arrangement.  
Early date of entry can be accommodated.
3. VIEWING-By arrangement with Selling Agents or contact owner on 07894204803
4. HEATING-Oil Central heating
5. SERVICES-Mains Electricity, Water and Drainage.
6. ITEMS INCLUDED-Floor coverings, light fitting and blinds.
7. Measurements are approximate and for guidance only.
8. IMPORTANT – A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Messrs. Murray Little &