



7 Sydney Court, Lockerbie, DG11 2JS

Offers Over £70,000

C&D Rural

7 Sydney Court, Lockerbie, DG11 2JS

- One bedroom first floor flat
- Modern kitchen with electric oven and hob
- Generous double bedroom with built-in storage
- Box room ideal for office/storage
- Parking available
- Shared garden
- Excellent first time buyer opportunity
- Electric heating and double glazed throughout
- Located in the popular area of Lockerbie with excellent transport links
- No onward chain

Well-presented first-floor flat in Lockerbie with modern kitchen, spacious living room, study, double bedroom, modern bathroom, shared garden and allocated parking. Ideal for first-time buyers.

Council Tax band: A

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: D

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A well-presented, first-floor flat located in the popular area of Lockerbie. This property briefly comprises a living room, spacious kitchen with breakfast bar, modern bathroom, a study/box room, shared garden area and parking. For first time buyers looking to step onto the property ladder, this property is perfect.

The Accommodation

The property is accessed via a private staircase leading to the entrance hall of the flat. At the top of the stairs there is a spacious box room which offers excellent storage or could be utilised as an office/study. The living room is bright, airy and generous in size, making it the perfect space for entertaining. The kitchen is fitted with a range of modern floor and wall units, recently upgraded kitchen worktops and a newly installed breakfast bar. The kitchen is finished with a waterproof back panel and incorporates an electric oven, hob and a stainless steel drainer sink.

The primary bedroom is a comfortable double and benefits from built-in storage. The family bathroom, upgraded in recent years, is complete with modern fittings and features a bath with an electric overhead shower, a wash hand vanity unit, a W/C, a wall-hung towel rail and is complete with a 'Respatex' wall panel finish.

Externally, the property benefits from a shared garden area and residential parking. The shared garden is paved and is bordered by a timber fence.



Location Summary

There are a range of shops and amenities in Lockerbie including a primary and secondary school, medical practice, dentist, public houses and an 18 hole golf course. A wider range of shops and services are available in Dumfries and the M74 provides excellent connections Southbound and Northbound where Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes. Communications to the area are excellent with a train station in Lockerbie, having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr).

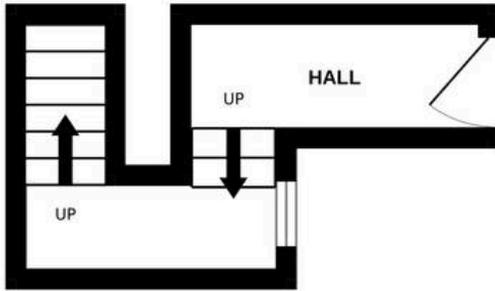
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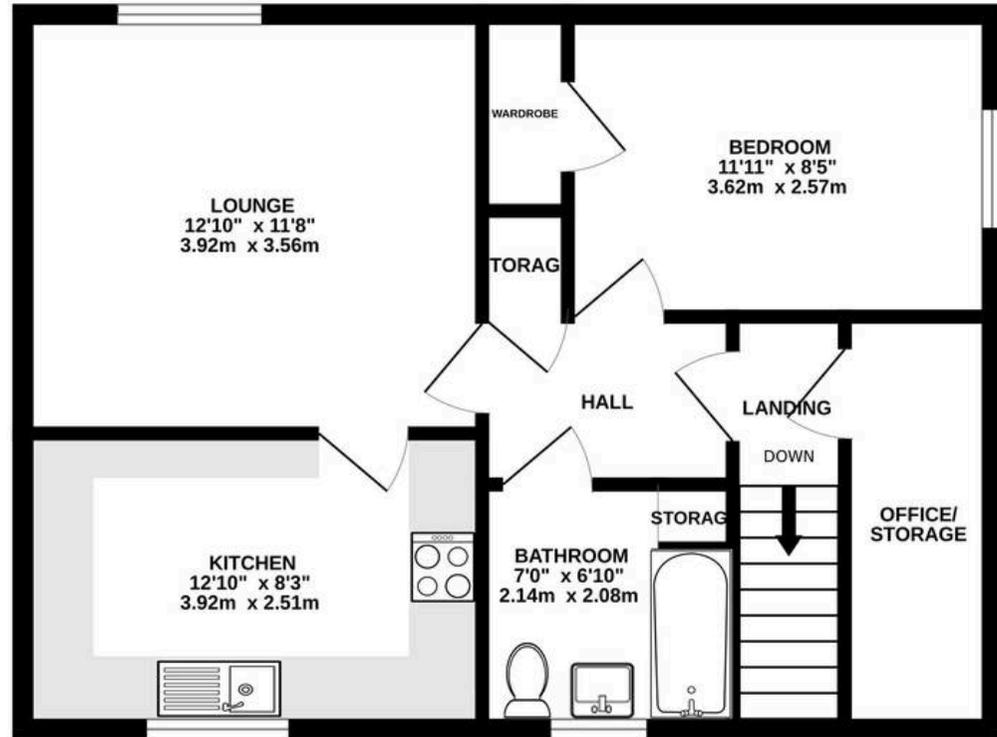




GROUND FLOOR
67 sq.ft. (6.2 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

General Remarks and Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Burdens: The building comprises of four properties and there is a 25% burden for roof maintenance.

EPC Rating: D

Broadband: Fibre broadband is assumed to be available and there is good mobile coverage available.

Services: 7 Sydney Court is serviced by mains water supply, mains electricity, mains drainage and electric heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band A.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.