



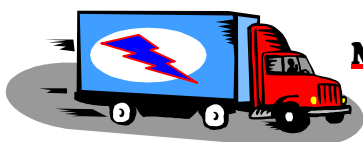
**Magnox Cottage, 23 Ulverston Way
Walton, Lockerbie, CU2 8RS**



A delightful detached three and a half storey dwellinghouse situated in a prominent position in a well established residential area convenient for town centre and local amenities. The property has a bay front window and offers flexible accommodation. The house benefits from a basement with separate entrance with potential for conversion to a granny flat. The house has gas central heating, lead effect glazed windows and beautifully presented patio. The property is situated in a sought after residential neighbourhood, in the Lockerbie Academy catchment area.

Offers in the region of £247.490

For further information contact:
The seller Ms D Barton or the agent on
Tel: 01229 231707





Jules Watt & Partners ***Solicitors & Estate Agents***



Lockerbie is a busy town which gives easy access to the nearby M74 motorway. There is a wide range of local amenities including church, library, railway station, shops, hotels, and various leisure activities.

ACCOMMODATION comprises

Entrance

Climb up a flight of 6 stairs and enter via a wooden front door with leaded windows. The entrance hall connects to the kitchen and dining room

Kitchen

3.22m by 3.96m

The house benefits from a fitted kitchen. The kitchen has one window to the front with leaded glass. The light is of rise and fall style.



Dining Room

A separate large dining room 4.25m by 3.96m with a bay window to the front with leaded windows. Fitted carpets and ceiling light



Stairs from the dining hall lead to the third floor.

Sitting Room

3.22m by 3.96m. Double glazed leaded window to the front, spectacular Georgian fire place with electric fire; polished brass wall lights with white shades either side of the fireplace; fully fitted carpet.

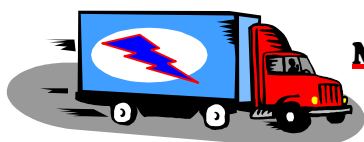


Bedroom 1

4.26m by 3.96m. Double glazed leaded windows with fitted carpet.



Stairs from the third floor lead to the attic floor



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Bathroom

3.28m by 3.96m. Dormer leaded windows.
 Three piece white suite comprising w.c.,
 pedestal sink and bath connected to full
 services; fitted carpet; wall mirror and shaving
 point

Bedroom 2 / Nursery

4.32 by 3.96m
 Dormer leaded windows; fitted carpets



Office / Granny flat/ Snug

3.24m by 4.73m
 Large leaded window to front; fitted carpet

OUTSIDE

GARDEN

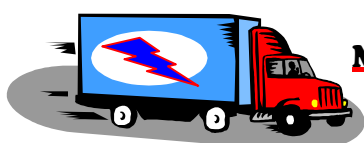
A lower level terrace, good for alfresco dining.
 Drying area

Secluded paved seating area to the front
 which can be a sun-trap.

BASEMENT

Bedroom 3 / Games Room/ Granny flat

4.21m by 4.72m
 Large leaded window to front; fitted carpet.



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Notes

Council Tax Band F.

Services

Mains water, electricity, gas and drainage. The telephone may be taken over subject to the usual British Telecom regulations.

Burdens

The subjects are sold subject to the burdens and conditions and others contained or referred to in the title deeds or otherwise affecting the same.

OFFERS

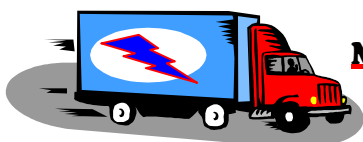
A closing date for offers may be fixed therefore it would be most advisable for prospective purchasers to register their interest with the Selling Agents.

ENTRY

Entry as may be arranged. Interest at the rate of 5% above the Royal Bank of Scotland Base Rate will be payable on the price from the date of entry to the date of settlement notwithstanding consignment.

We, Jules Watt & Partners, the Agents, have not tested any structures, apparatus, equipment (electrical or otherwise), fixtures, fittings or services and therefore cannot verify that they are sound, in working order to fit for purpose, and room sizes are not guaranteed. Prospective purchasers are advised to have any matters critical to their needs, verified by their Solicitor, Surveyor or appropriate adviser.

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



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