

HUNTERS[®]

HERE TO GET *you* THERE



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Eaglesfield

Lockerbie, DG11 3NU

Offers Over £212,000



Council Tax: E



HUNTERS



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Drumarrin House Eaglesfield

Lockerbie, DG11 3NU

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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the side driveway and an internal door to the hallway.

HALLWAY

Internal doors to the living room, dining kitchen and WC/cloakroom, radiator and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

Double glazed bay window to the front aspect, radiator and an electric fire.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Radiator, small recessed cupboard and a double glazed window to the side aspect.

DINING KITCHEN

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, two-bowl stainless steel sink with mixer tap, radiator, wall-mounted gas fire with back-boiler, two built-in cupboards, internal door to the utility room, internal single glazed window to the utility room and a double glazed window to the side aspect.

UTILITY ROOM

External door to the side driveway, external door to the rear garden, internal doors to the study/snug and workshop, fitted worksurface, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine and space for a tumble drier.

STUDY/SNUG

Double glazed window to the rear aspect, recessed spotlights and a radiator.

WORKSHOP & OFFICE

Workshop:

Two single glazed windows, internal door to the office area, power and lighting.

Office:

Two single glazed windows, power and lighting.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, and a skylight window.

BEDROOM ONE

Three double glazed windows to the front aspect, radiator and a built-in wardrobe/cupboard.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and a built-in wardrobe/cupboard.

BEDROOM THREE

Double glazed window to the rear aspect and a built-in cupboard housing the water tank.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with mains shower over. Part-tiled walls, radiator, loft-access point and an obscured double glazed window.

EXTERNAL:

Side Driveway & Garden:

To the side of the property is a large driveway which allows off-road parking for multiple vehicles, with access from the driveway into the side entrance hall and utility room. Additionally, a gated area of garden/gravel driveway extends to the side of the property towards the rear garden area.

Rear Garden:

To the rear of the property is a large concrete hardstanding area, with borders, mature hedging and a large open-area previously used as a garage.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - eventful.poetic.tools

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT:



The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Road Map



Hybrid Map



Terrain Map



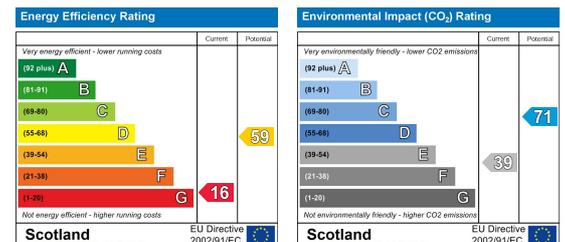
Floor Plan



Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.