

# HUNTERS®

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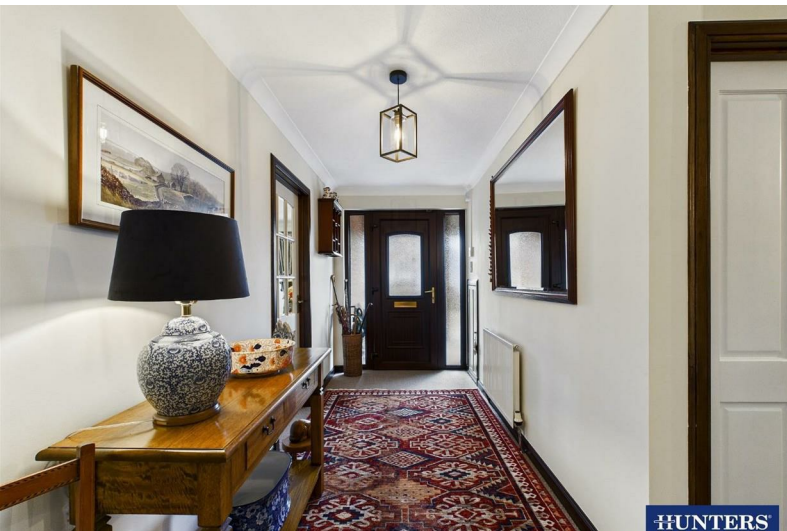
## Ashyards Road

Eaglesfield, Lockerbie, DG11 3PP

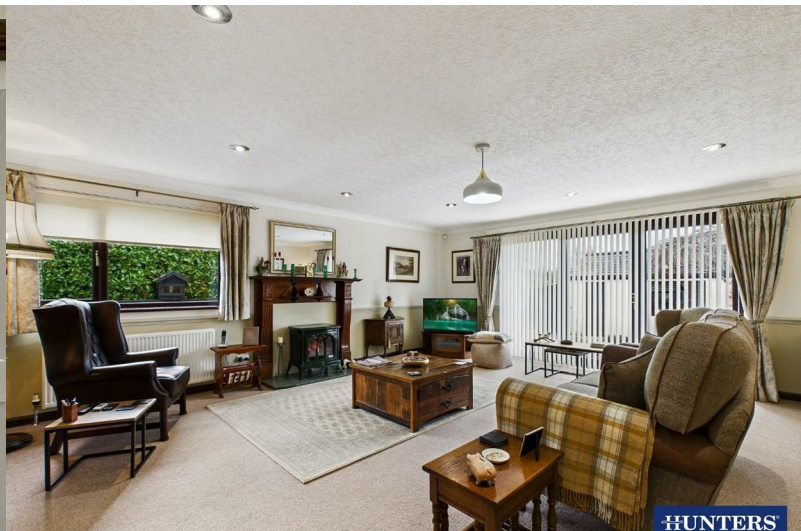
Offers Over £320,000



Council Tax: F



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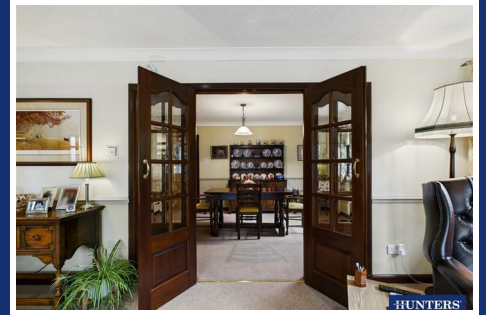


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# The Swallows, 4 Holmlea Ashyards Road

Eaglesfield, Lockerbie, DG11 3PP

Offers Over £320,000



## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, utility room, three bedrooms, family bathroom, WC/cloakroom and rear porch, three radiators, and two walk-in cupboards. One cupboard includes power, lighting, and a loft-access point internally, with lighting internally in the second cupboard.

### LIVING ROOM

Double glazed sliding patio doors to the front garden, double glazed window to the side aspect, two radiators, fireplace with LPG gas stove, and glazed double doors to the dining room.

### DINING ROOM

Double glazed window to the side aspect, radiator, and an internal door to the kitchen.

### KITCHEN

Fitted kitchen with breakfast bar, comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level 'slide & hide' electric oven, electric hob, extractor unit, integrated microwave, space for a fridge freezer, one and a half bowl ceramic sink with mixer tap, larder unit with lighting, under-counter lighting, recessed spotlights, radiator, and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, freestanding oil-fired boiler, one bowl stainless steel

sink with mixer tap, radiator, extractor fan, and a double glazed window to the porch.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower unit. Fully-tiled walls, tiled flooring, chrome towel radiator, extractor fan, and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and fitted wardrobes.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and fitted wardrobes with sliding doors.

### FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bathtub with mains shower over. Fully-tiled walls, tiled flooring, chrome towel radiator, extractor fan, and an obscured double glazed window.

### WC/CLOAKROOM

Two piece suite comprising a WC and vanity unit with wash basin. Part-tiled and part-boarded walls, tiled flooring, chrome towel radiator, and an extractor fan.

### REAR PORCH

Double glazed windows to the rear aspect, external door to the rear garden, recessed spotlights, radiator, and tiled flooring.

Tel: 01387 245898

## EXTERNAL:

### Front Garden & Driveway:

To the front of the property, a double-gated driveway provides off-street parking for up to three vehicles, with an additional gated driveway offering space for a further vehicle in front of the detached garage. The front garden is designed for low maintenance, featuring a paved patio and gravelled area, with access gates on both sides of the bungalow leading to the rear garden. The front entrance is also suitable for wheelchair access.

### Rear Garden:

The enclosed rear garden offers a pleasant and private outdoor space, laid mainly to lawn with well-established floral borders, a raised planting area, gravelled section, timber garden shed, and an external cold water tap.

## GARAGE

Detached single garage complete with manual up and over garage door, pedestrian access door, power and lighting internally.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - sway.starred.propose

## 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



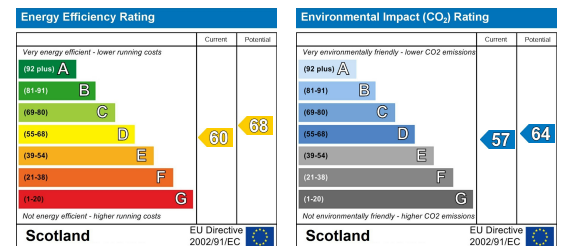
## Floor Plan



## 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.