



## Drumarrin House

Eaglesfield, Lockerbie, DG11 3NU

Offers Over £230,000



- No Onward Chain
- Spacious Semi-Detached Family Home
- Bay-Fronted Living Room with Natural Light
- Three Bedrooms & First Floor Family Bathroom
- Excellent Off-Road Parking Options
- Situated towards the Outskirts of Eaglesfield
- Large Attached Workshop with Office Space
- Dining Kitchen with Adjoining Utility Room
- Generous Plot with Open-Field Views to the Rear
- EPC - G

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PROPERTY LAUNCH - Friday 5th September between 11am and 12:30pm. Please contact Hunters to schedule your private viewing.

Drumarrin House presents a rare opportunity to acquire a spacious family home with excellent scope for renovation and personalisation, set on a generous plot towards the outskirts of Eaglesfield and enjoying open-field views to the rear. The property includes a large attached workshop with office area and superb parking options, offering huge flexibility for a variety of buyers. Inside, the ground floor comprises a bright bay-fronted living room, a generous dining kitchen with adjoining utility room, and a versatile study/snug, while upstairs there are three well-proportioned bedrooms and a family bathroom. Owned by the same family for over 30 years and with a rich history, including once serving as a tailor's shop, this home is brimming with potential. A viewing is essential to appreciate the space, setting and possibilities on offer.

The accommodation, which has part-central heating via back boiler, briefly comprises an entrance hall, hallway, living room, WC/cloakroom, dining kitchen, utility room study/snug and workshop with office area to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is off-street parking and gardens to the side and rear. EPC -G and Council Tax Band - E.

Eaglesfield is a well-situated village in South West Scotland, lying just off the A74(M) motorway and offering excellent connectivity north and south. The village sits approximately 8 miles from Lockerbie and 7 miles from Annan, providing convenient access to both towns and their wide range of services. Within Eaglesfield itself, residents benefit from everyday amenities including a general store, primary school, public hall and a regular bus service linking the surrounding communities. For further facilities such as supermarkets, bakers, butchers, hair and beauty salons, leisure facilities and secondary education, both Lockerbie and Annan are within easy reach by car or bus. The nearby town of Lockerbie also offers a mainline railway station with regular connections to Glasgow, Edinburgh and Carlisle, making the location particularly attractive for those who commute. Surrounded by beautiful countryside, the area also provides excellent opportunities for walking, cycling and enjoying the scenic landscapes of Dumfriesshire.

Tel: 01387 245898

## 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:

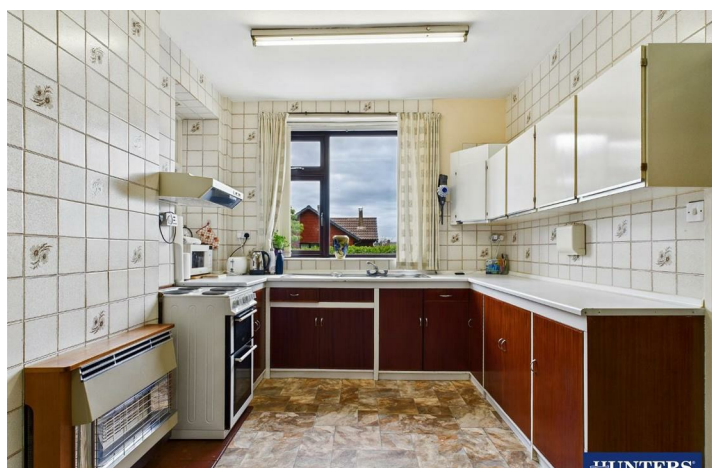
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

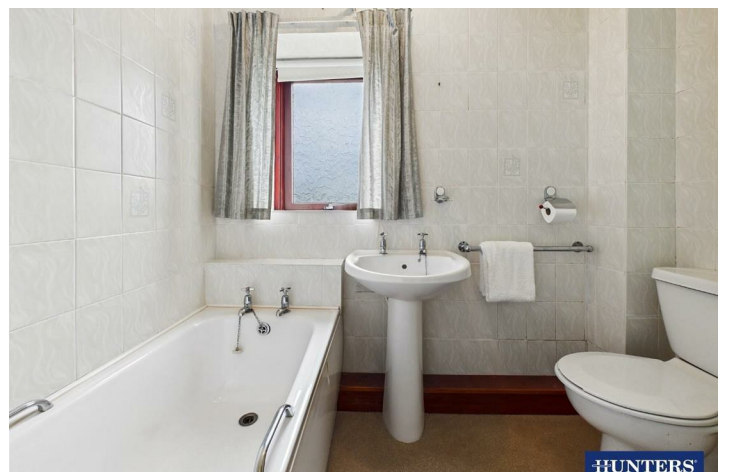
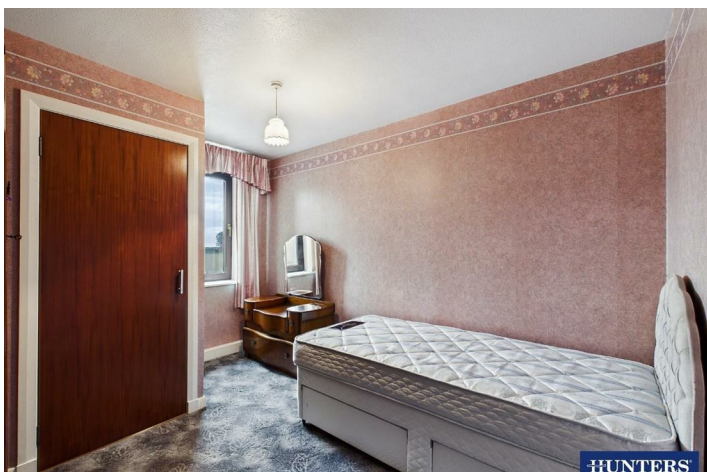
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



## Floorplan



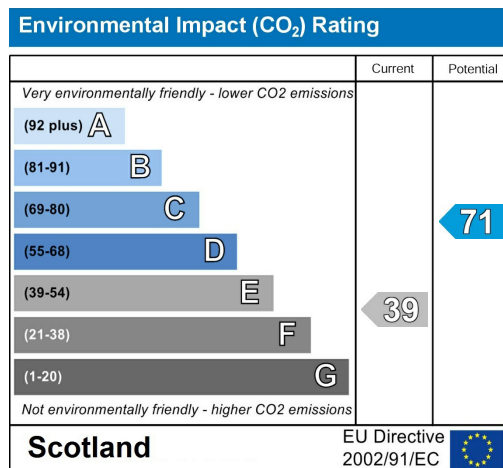
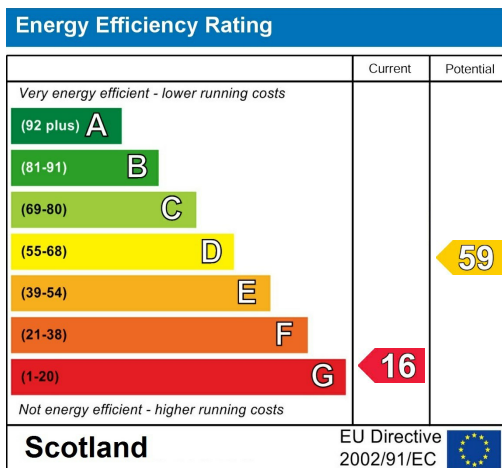








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01387 245898



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.

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