



Hunters Lea, Hoddum Road

Ecclefechan, Lockerbie, DG11 3BY

Offers Over £240,000



- Beautifully Presented Semi-Detached Home
- Generous & Flexible Accommodation
- Large Family Dining Kitchen
- Versatile Fifth Bedroom/Home Office
- Large Rear Garden, Off-Road Parking & Attached Garage
- Located in the Heart of Ecclefechan Village
- Two Spacious Reception Rooms
- Four Double Bedrooms including Ground Floor Master with En-Suite
- Contemporary Family Bathroom
- EPC - E

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Property launch on Friday 1st August between 3:30pm and 4:45pm, please contact Hunters to schedule your private viewing.

Hunters Lea presents a wonderful opportunity to acquire a beautifully presented semi-detached home, offering generous and flexible accommodation in the heart of Ecclefechan village. With four/five bedrooms and two spacious reception rooms, this impressive property will appeal to a wide range of buyers, including growing families or those seeking a home with Bed & Breakfast potential. The current owners have maintained the home to a high standard throughout, with tasteful décor and thoughtful touches that enhance its overall appeal. A key feature of the property is the ground floor master bedroom with en-suite, ideal for those requiring single-level living or simply seeking a private retreat. Upstairs, there are three further well-proportioned double bedrooms, along with a versatile fifth bedroom or home office. The contemporary family bathroom offers a sleek, modern finish and provides a touch of everyday luxury. Externally, the property boasts a generously sized rear garden, perfect for families, pets or outdoor entertaining. Off-road parking and an attached garage add further practicality and convenience. A superb home in a sought-after village location, contact Hunters Annan today to arrange your viewing.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises an entrance hall, dining room, living room, dining kitchen, master bedroom and en-suite to the ground floor with a landing, three bedrooms, bedroom five/study and family bathroom to the first floor. Externally there is off-street parking, attached garage and a large rear garden. EPC - E and Council Tax Band - D.

Ecclefechan is a charming and well-connected village situated just south of Lockerbie, offering a welcoming community feel alongside a range of local amenities. Residents can enjoy a traditional pub and restaurant at the Cressfield Hotel, a convenience store for everyday essentials, and a local primary school, making it ideal for families. Perfect for commuters, the village lies just minutes from the A74(M), offering swift road links north to Glasgow and Edinburgh, and south to Carlisle and the Borders. Additionally, nearby Lockerbie Railway Station provides direct access to the West Coast Mainline, ensuring fast and convenient rail travel both north and south.

Tel: 01387 245898

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to the dining room and master bedroom, and stairs to the first floor landing.

DINING ROOM

Double glazed window to the front aspect, internal doors to the living room and dining kitchen, radiator, and a storage cupboard with double sliding doors.

LIVING ROOM

Three double glazed windows to the front aspect, double glazed sliding patio doors to the rear garden, two radiators and an inset multi-fuel stove with tiled hearth.

DINING KITCHEN

Kitchen Area:

Fitted kitchen with breakfast bar peninsula, comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, integrated microwave, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, under-stairs cupboard/larder, double glazed window to the rear aspect and an external door to the rear garden.

Dining Area:

Double glazed window to the rear aspect, radiator, inset multi-fuel stove and a freestanding oil boiler.

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, pedestal wash basin and shower enclosure with electric shower unit. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms plus bedroom five/study and family bathroom, double glazed window to the front aspect, radiator and a loft-access point.

BEDROOM TWO

Double glazed window to the front aspect, double glazed Velux window, and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, double glazed Velux window, radiator and a loft-access point.

BEDROOM FOUR

Double glazed window to the front aspect, radiator and a storage cupboard with double sliding doors.

BEDROOM FIVE/STUDY

Double glazed window to the rear aspect, radiator and a loft-access point.

FAMILY BATHROOM

Four piece suite comprising a vanity WC and wash basin combination unit, bathtub with hand shower attachment and a walk-in shower enclosure with electric shower unit. Part-boarded walls, chrome towel radiator, radiator, electric underfloor heating, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance garden/forecourt along with a concrete driveway allowing off-road parking for two vehicles. Access from the driveway into the attached garage.

Rear Garden:

To the rear of the property is a generous enclosed garden which benefits a lawned garden with mature borders, a concrete hardstanding area, gravelled garden area, log-store/shelter, timber garden shed, oil tank and an external cold water tap.

ATTACHED GARAGE

Manual up and over garage door to the front driveway, additional manual swing garage door to the rear garden, power and lighting internally.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - betrayed.replayed.loans

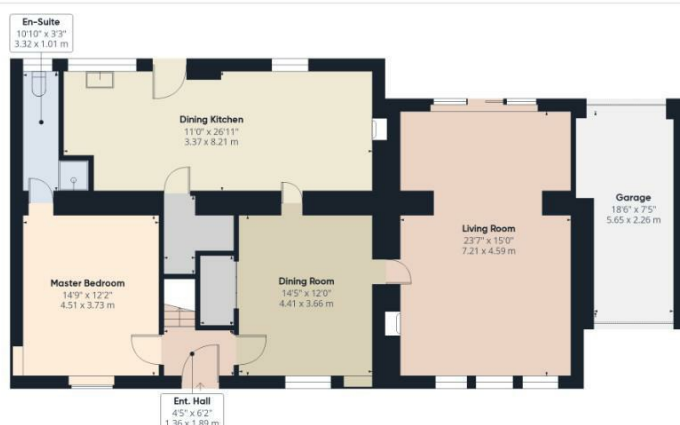
AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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



Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

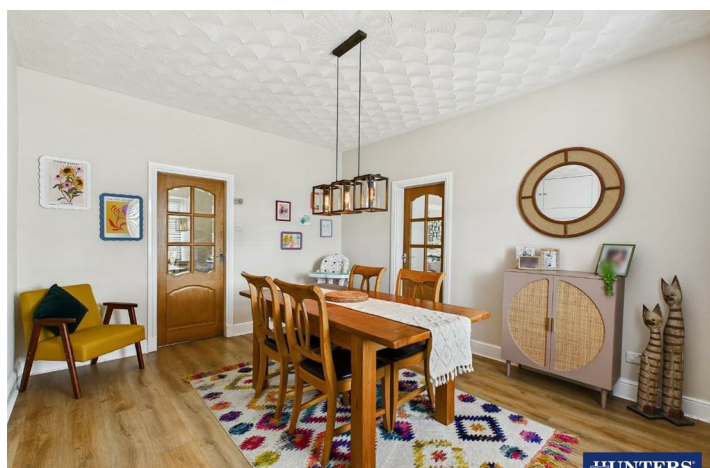
2152 ft²

200 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

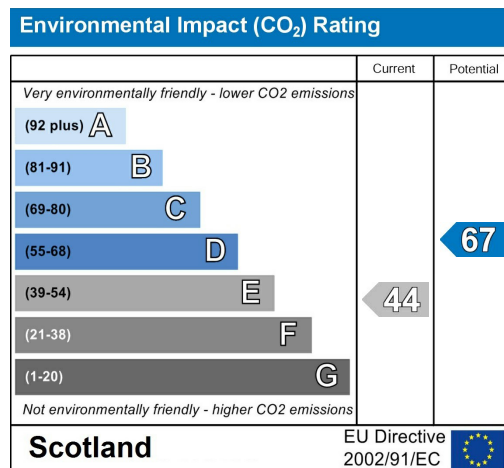
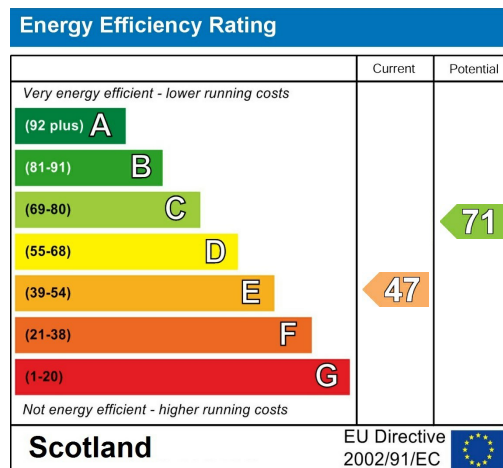
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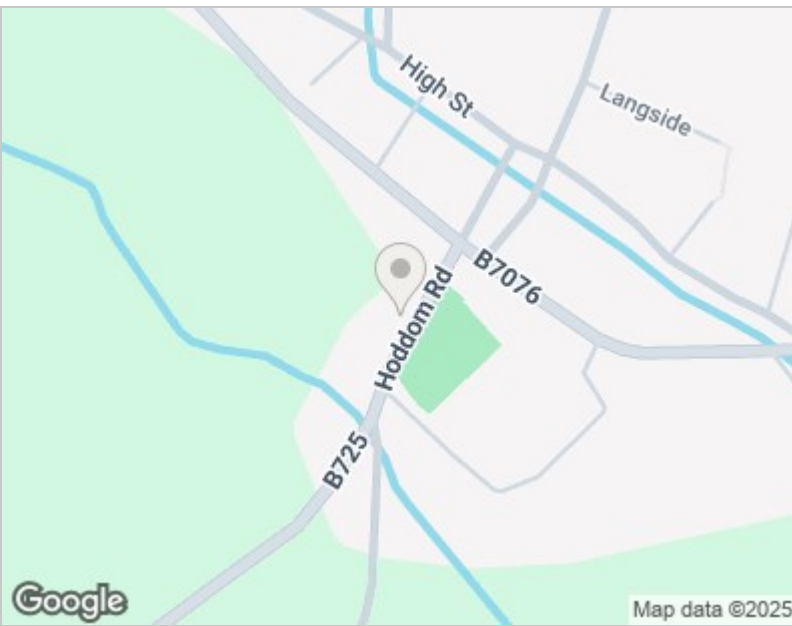
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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