



Oak Tree Drive, Lockerbie

- Fantastic Opportunity to Make Your Own!
- Double Bedroom with Walk in Dressing Room
- Kitchen, Shower Room,
- Enclosed Garden, Allocated Parking,

- End Link Bungalow,
- Living Room with Dining Area,
- Electric Heating, Double Glazing,
- Energy Rating - E

Tenure: Freehold

Offers Over £65,000

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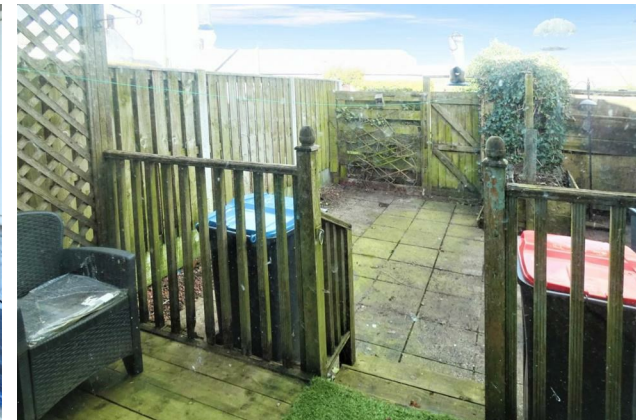
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DESCRIPTION

Fantastic Opportunity to purchase an End Link Bungalow situated in the heart of Ecclefechan and providing a wealth of opportunity for a buyer to truly make their own! The popular border village of Ecclefechan has many local amenities including a doctors surgery, shops, post office and hotels. Commuters are served with the nearby railway station at Lockerbie and have easy access to the M74 commuter link North and South, less than a mile away. - Contact Hunters Today!

The accommodation briefly comprises of Entrance Hall, Living Room with Dining/Study Area, Kitchen, Shower Room, Double Bedroom with Walk in Dress Room/Wardrobe. The property is benefiting from Electric Heating, Double Glazing, Enclosed Courtyard Garden and Allocated Garden.

A viewing is imperative to fully appreciate the property, the potential and the location.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2023

Viewing

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

Bridgend, High Street, Annan

Tel: 01387 245 898 Email:

centralhub@hunters.com <https://www.hunters.com>



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		80
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	49		(39-54) E	50	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

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

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