



Meadowfoot Gardens

Ecclefechan, Lockerbie, DG11 3EW

Guide Price £150,000



- No Onward Chain
- Beautifully Presented Throughout
- Large Kitchen with Rear Aspect
- Upstairs Family Bathroom
- Off Road Parking, Front & Rear Gardens

- Spacious Semi-Detached House
- Living Room & Dining Room
- Three Bedrooms (Master En-Suite)
- Downstairs WC/Cloakroom
- EPC - D

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This three bedroom semi-detached home is exceptionally well presented throughout and ready for the new owner to move straight in. Offered to the market with no ongoing chain, the property has a fabulous living through dining room, kitchen, three excellent sized bedrooms, one with en-suite. Heading outside, there is off road parking and lovely front & rear gardens. A viewing is imperative to appreciate the location, space and quality of this home.

The accommodation briefly comprises hallway, living room, dining room, kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally the property has front and rear gardens with off road parking. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - C.

Ecclefechan is a wonderful village located to the south of Lockerbie and boasts an excellent array of amenities including pub & restaurant at the Cressfield Hotel, primary school and convenience store. For commuting, the A74(M) is minutes away providing direct access north towards Glasgow and Edinburgh and south towards Carlisle and the borders. For rail links, Lockerbie Railway Station offers direct access to the West Coast mainline allowing high-speed rail both north and south.

HALLWAY

Entrance door from the front with double internal doors to the living room and further doors to the kitchen and WC/cloakroom. Stairs to the first floor with under-stairs storage (one allowing ventilation for a tumble drier) Radiator.

LIVING ROOM

13'10" x 11'5" (4.22m x 3.48m)

Double glazed window to the front aspect, radiator and opening to the dining room.

DINING ROOM

11'3" x 8'8" (3.43m x 2.64m)

Double glazed French doors to the rear garden, radiator and internal door from the kitchen.

KITCHEN

11'3" x 9'9" (3.43m x 2.97m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, radiator, wall mounted/enclosed gas boiler and double glazed window to the rear garden.

WC/CLOAKROOM

7'2" x 3'0" (2.18m x 0.91m)

Two piece suite comprising WC and wash hand basin. Radiator and obscured double glazed window.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and the family bathroom. Radiator, loft access point and two storage cupboards.

MASTER BEDROOM

12'0" x 10'4" (3.66m x 3.15m)

Double bedroom complete with double glazed window to the rear aspect, radiator, built-in wardrobe with mirrored sliding doors and internal door to the en-suite shower room.

MASTER EN-SUITE

5'7" x 5'4" (1.70m x 1.63m)

Three piece suite comprising WC, vanity wash hand basin and shower enclosure benefitting an electric shower. Fully tiled walls, chrome towel radiator, extractor fan and recessed spotlights.

BEDROOM TWO

11'6" x 10'4" (3.51m x 3.15m)

Double bedroom complete with double glazed window to the front aspect, radiator and built-in wardrobe with mirrored double doors.

BEDROOM THREE

11'8" x 7'0" (3.56m x 2.13m)

Large single or small double bedroom complete with double glazed window to the front aspect and radiator.

FAMILY BATHROOM

6'7" x 6'4" (2.01m x 1.93m)

Three piece suite comprising WC, vanity wash hand basin and bath benefitting mains shower over with rainfall shower head. Part tiled walls, radiator, extractor fan. recessed spotlights and obscured double glazed window.

EXTERNAL

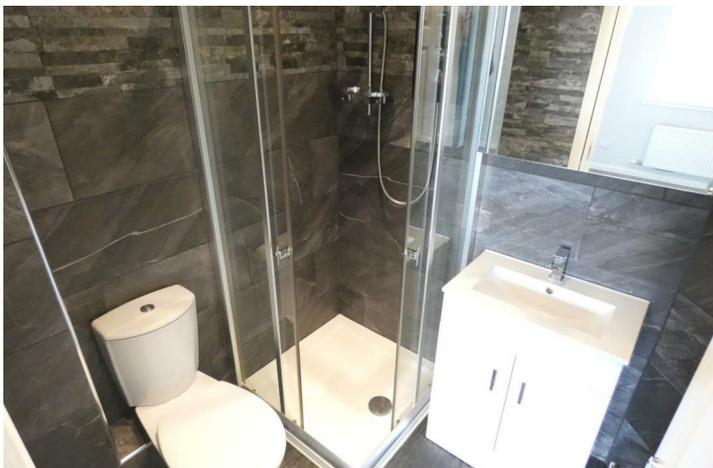
Lawned front and rear gardens with the addition of a paved seating area, decked seating area, timber garden shed and cold water tap to the rear garden. Off-road parking for two vehicles to the side elevation with gate providing access to the rear garden.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com) and enter - [disputes.sings.automatic](https://www.what3words.com/disputes.sings.automatic)

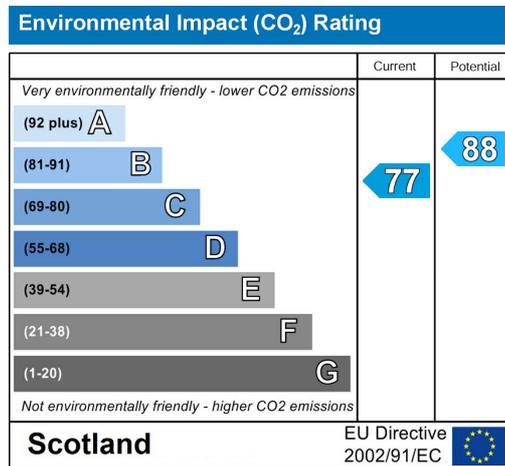
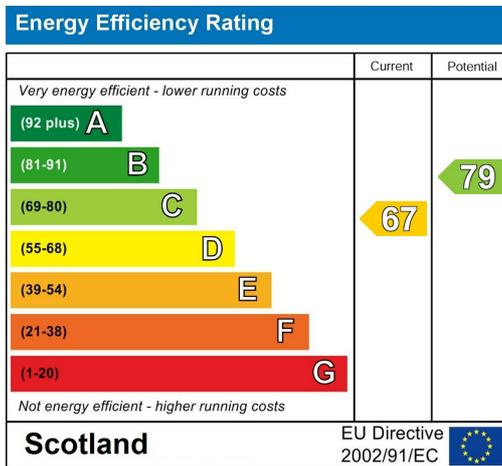
Floorplan







Energy Efficiency Graph



Viewing

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

Road Map



Hybrid Map



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