



Bellview Cottage, Middlebie, Lockerbie,
, DG11 3JW

Offers Over £168,000



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Bellview Cottage, Middlebie, Lockerbie,

DESCRIPTION

Hunters are delighted to Market Bellview, a beautifully presented and tastefully upgraded semi-detached bungalow. Boasting a contemporary and spacious kitchen living room with beautiful views towards open fields, this property is perfect for those looking for a rural retreat! Viewing is imperative to appreciate the quality of home.

The single story accommodation briefly comprises entrance hall, hallway, kitchen living room, bedroom one, bedroom two/reception and bathroom internally with a garage/store and rear gardens externally. EPC - D and Council Tax Band - C.

Middlebie is a peaceful and quaint hamlet located approximately 7 miles North of Annan and 8 miles South of Lockerbie. The hamlet itself enjoys a community hall and church with a wider array of amenities including local shop, village school and public houses in nearby Eaglesfield and Ecclefechan. For commuting, the A74(M) is directly accessible at Ecclefechan with rail links being found within Lockerbie, providing direct access toward Glasgow/Edinburgh or London via the West Coast Mainline.



ROOMS

ENTRANCE HALL

Entrance door from the front with internal glazed door to the hallway.

HALLWAY

Internal door to the kitchen living room, two bedrooms and bathroom. Radiator and loft access hatch.

KITCHEN LIVING ROOM

Beautifully presented kitchen living room enjoying a beautiful outlook toward open fields. The white-gloss, handle-less fitted kitchen comprises of base, wall and drawer units with complimentary worksurfaces above. For cooking there is an eye-level electric oven with gas hob and with extractor unit over. Integrated fridge freezer, space & plumbing for both washing machine and dishwasher. Ample space for dining and living furniture. Three double glazed windows and double glazed sliding door to the rear garden. Two vertical radiators.

BEDROOM ONE

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

BEDROOM TWO/RECEPTION

Double glazed window to the front aspect, wood burning stove with timber surround and hearth, radiator.

BATHROOM

White three piece suite comprising WC, wash hand basin and corner shower enclosure with mains shower. Double glazed window and chrome heated towel rail.

GARAGE/STORE

Detached garage & store which has the benefit of a building warrant for alterations to convert garage into habitable accommodation (valid until October 2023). The garage has a up and over garage door to the front road, with double glazed Velux window, water and

power, we have been advised the garage has been newly roofed. Internal door to the store. Store with power and lighting with part-glazed external door.

EXTERNAL

To the side of the property there is a low maintenance garden fronted with secure gate to the road, leading to the rear garden. The rear garden has been beautifully landscaped, enjoying fantastic field & far-reaching views, with a range of mature borders and planters. Lawned garden, paved seating area, raised vegetable beds and gravelled seating area.

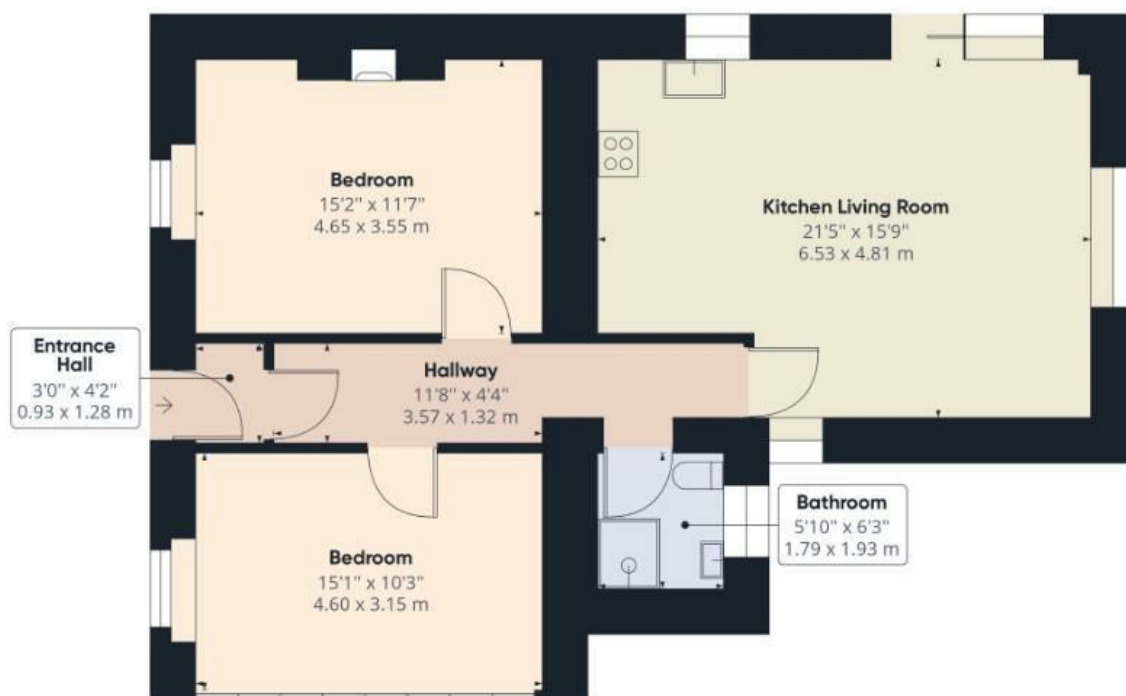
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - factor.captures.warp

PLEASE NOTE

We have been advised a narrow strip of garden at the bottom of garden does not form part of this title.





Ground Floor Building 1

Approximate total area⁽¹⁾

1048.51 ft²

97.41 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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.

Bridgend, High Street, Annan | 01387 245 898 | centralhub@hunters.com

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

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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.

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