



## 1 Kirklandside Cottages, Annan Road

Ecclefechan, Lockerbie, DG11 3BZ

£575 Per Calendar Month  
£663 Deposit



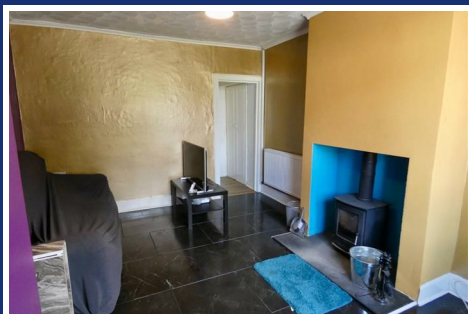
- End-Terrace Bungalow
- Spacious Living Room with Multi-Fuel Stove
- One Double Bedroom with Fitted Wardrobes
- Off-Road Parking with EV Charger
- No Pets & No Smokers

- Convenient Village Location
- Modern Kitchen & Bathroom
- Large Rear Garden, Maintained As Part of Tenancy
- Air Source Heat Pump, Double Glazing & Solar Panels
- EPC - C

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This part-furnished one bedroom cottage with solar panels is perfect for those looking for an easy to manage property within a village location. Internally the accommodation is great, boasting a spacious living room with multi-fuel stove, modern kitchen and shower room plus one double bedroom. Heading outside, there is off-road parking for one vehicle with an EV charger and a large rear garden which will be maintained as part of the tenancy. A viewing comes highly recommended. No Pets & No Smokers.

Landlord Registration Number: 529608/170/29082

Hunters Registration number: LARN2102002

The accommodation, which has solar panels, central heating via air-source heat pump and double glazing throughout, briefly comprises an entrance hall, living room, rear hall, kitchen, bathroom and double bedroom internally. Externally there is a garden and off-road parking. EPC - C and Council Tax Band - A

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.

## ENTRANCE HALL

Entrance door from the front, internal doors to the living room and bedroom, tiled flooring, radiator and cupboard housing the electricity meter and consumer unit.

## LIVING ROOM

15'4" x 9'7" (4.67m x 2.92m)

Double glazed window to the front aspect, radiator, multi-fuel stove and an opening to the rear hall. Furniture including a sofa, TV and coffee table.

## REAR HALL

Internal doors to the kitchen and bathroom, and a built-in cupboard with double doors.

## KITCHEN

11'3" x 7'1" (3.43m x 2.16m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level electric double oven, electric hob, extractor unit, freestanding fridge freezer, one and a half bowl stainless steel sink with mixer tap, radiator, extractor fan, double glazed window to the rear aspect and an external door to the rear garden.

## BATHROOM

7'10" x 5'0" (2.39m x 1.52m)

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure with mains shower. Fully-boarded walls, radiator, extractor fan and an obscured double glazed window.

## BEDROOM

14'11" x 9'7" (4.55m x 2.92m)

Double glazed window to the front aspect, radiator and extensive fitted wardrobes. Furniture including a double bed with mattress.

## EXTERNAL

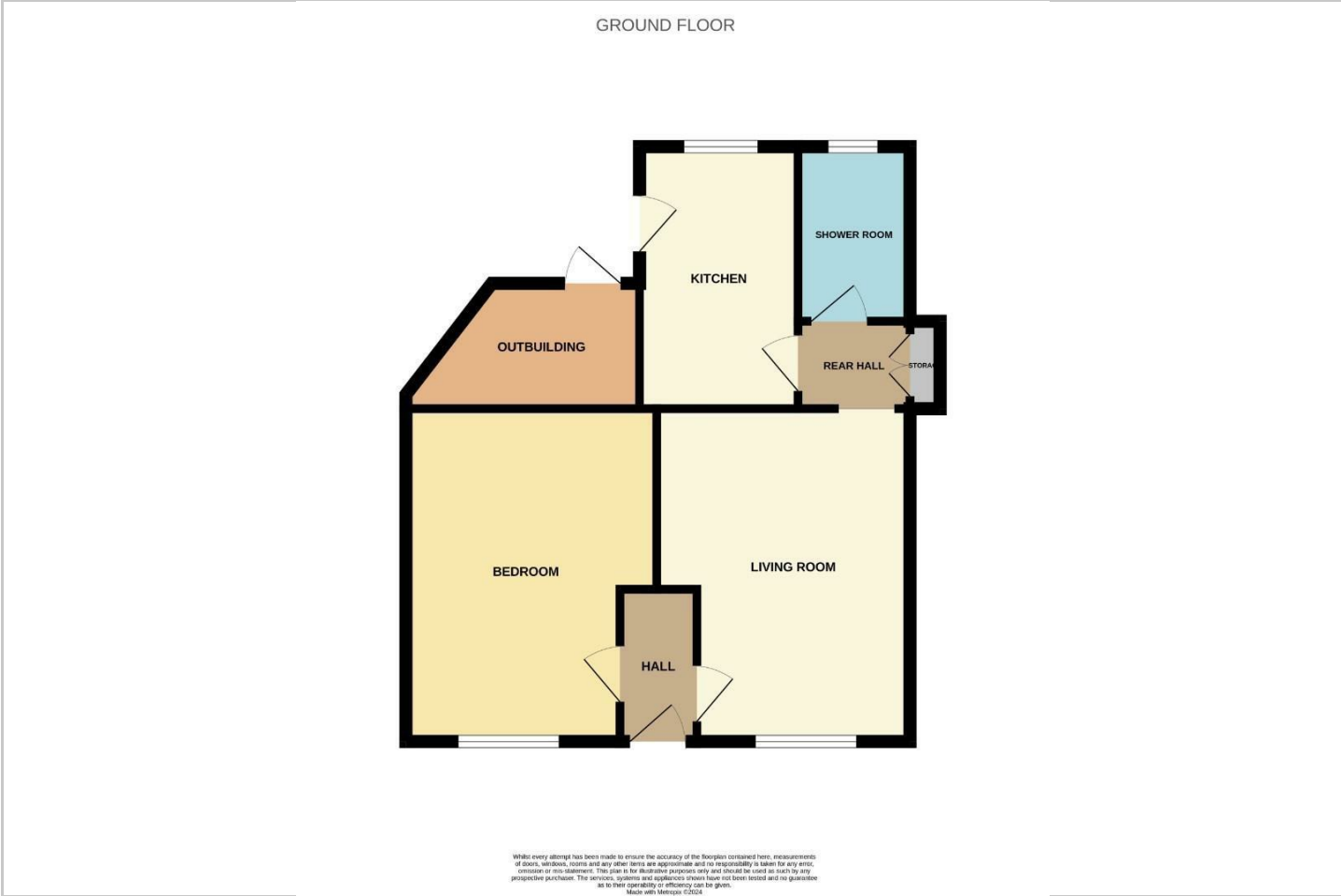
To the side of the property is one parking space with the addition of an EV charging point. The rear garden is of generous proportion and includes a gravelled garden area, lawned garden area, timber garden shed and log store. Access into the adjoining outhouse.

## OUTHOUSE

Power, lighting, water cylinder and washing machine.

## WHAT3WORDS

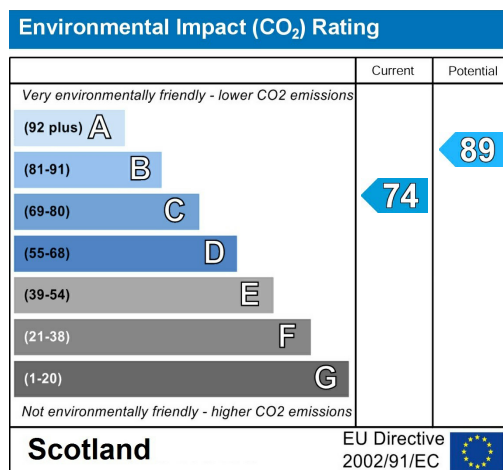
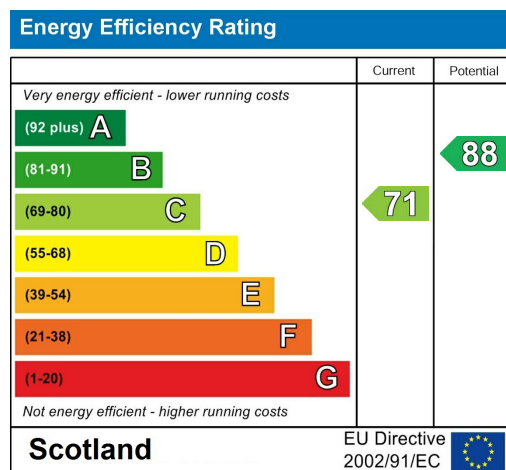
Floorplan







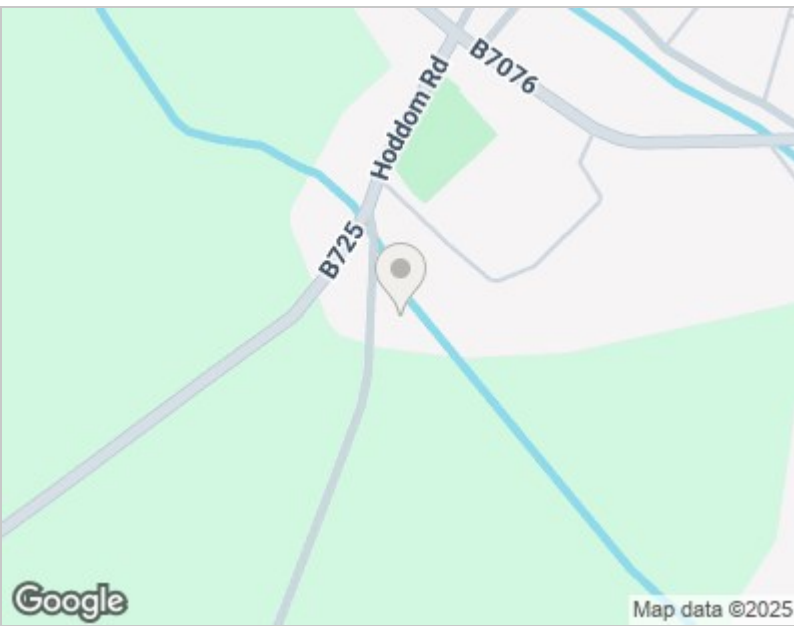
## Energy Efficiency Graph



## 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





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

