



**Calgary Grove, Eastriggs**  
DG12 6UB

**Offers Over £270,000**



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# Calgary Grove, Eastriggs

## DESCRIPTION

Contemporary and Stylish is the perfect description for this stunning 4 Bedroom Detached Bungalow, situated the highly desirable Stanfield development within Eastriggs. The bungalow is boasting a pristine condition with a high quality finish, perfect for a buyer to move straight into.

The immaculate and spacious accommodation briefly comprising of Entrance Hallway, Master Bedroom Ensuite Shower Room, 2 Further Bedrooms and Family Bathroom. Living Room & Dining Kitchen, Utility Room, and Bedroom 4 The property is benefiting from generous rear garden providing an opportunity to design your own landscaping, onsite parking to the front elevation, central heating, solar panels and double glazing. EPC - B and Council Tax Band - E.

Located centrally within Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, repairs, beauty and hairdressing salon, a bar/restaurant, and takeaways. . The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.



# ROOMS

## Entrance Hallway

Light and spacious hallway is approached through a double glazed door with double glazed side panel, incorporating loft access with pull down ladder and double built in cloak cupboard.

## Master Bedroom Suite

A front-facing bedroom featuring a double-glazed window to the front elevation and a radiator.

## Ensuite Shower Room

Incorporating 3 piece suite comprising of double mains shower enclosure with hand held hose and waterfall shower head. Vanity sink unit and Wc with storage cupboards. Double glazed window and heated towel rail.

## Bedroom 3

A front-facing bedroom featuring a double-glazed window to the front elevation and a radiator.

## Bedroom 4

A front-facing bedroom currently utilised as a home gym featuring a double-glazed window to the front elevation and a radiator.

## Dining Kitchen

Contemporary and stylish in design with fitted base and wall units complimented by a sleek and minimalist work surface over. Boasting Bosch appliances, including a four-ring hob with chimney hood extractor above, oven below, as well as an integrated dishwasher. The kitchen also includes a sink unit with a mixer tap, full-length wall-mounted radiator, a double-glazed window, and double-glazed French doors opening to the rear garden.

## Living Room / Dining Room

Overlooking the rear garden, this spacious and versatile reception room is currently used as a living room and dining room with double-glazed patio doors leading into the rear garden. The room is enhanced with two radiators and internal pocket doors that provide access to the kitchen perfect to combine the two areas for entertaining.

## Utility Room

Coordinating kitchen units with full length larder housing the central heating boiler. The room is equipped with plumbing for an automatic washing machine and space for a tumble dryer, complemented by matching work surfaces. A double-glazed door provides side access, and a double-glazed window overlooks the rear garden

## Bedroom 2

A dual-aspect bedroom with double-glazed windows to both the front and side elevations, incorporating a radiator.

## Bathroom

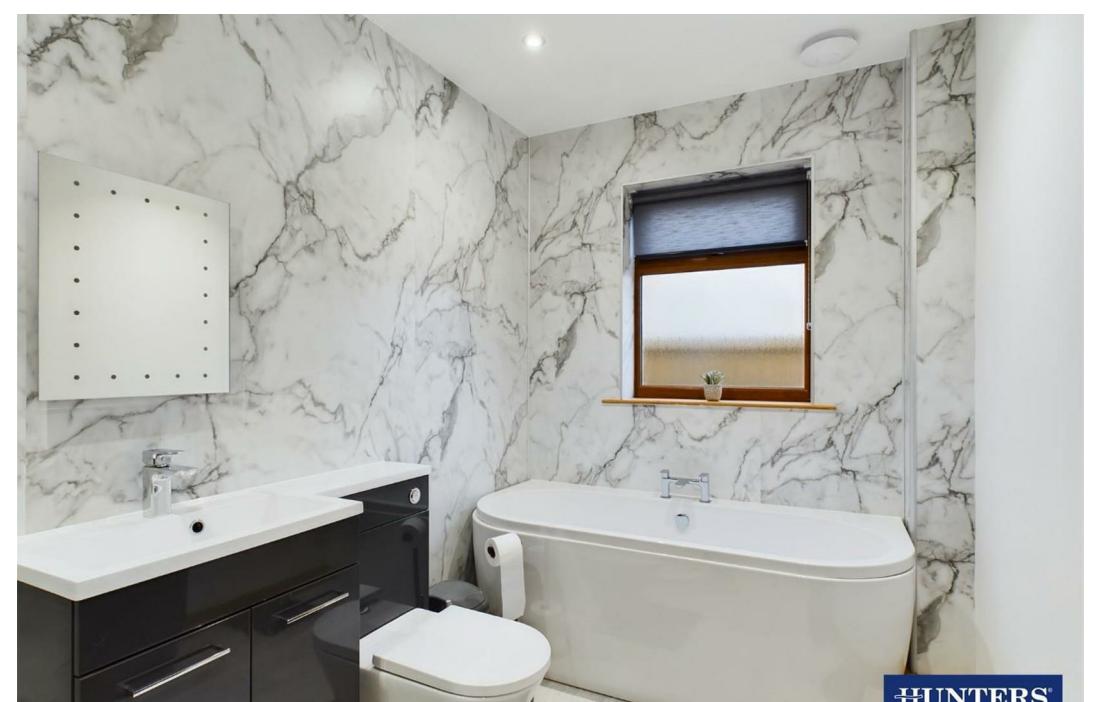
Stylish 4 piece bathroom suite comprising of free standing bath with mixer tap, walk in mains shower with hand held hose and waterfall head, vanity sink unit with storage and Wc, Double glazed window and heated towel rail.

## Externally

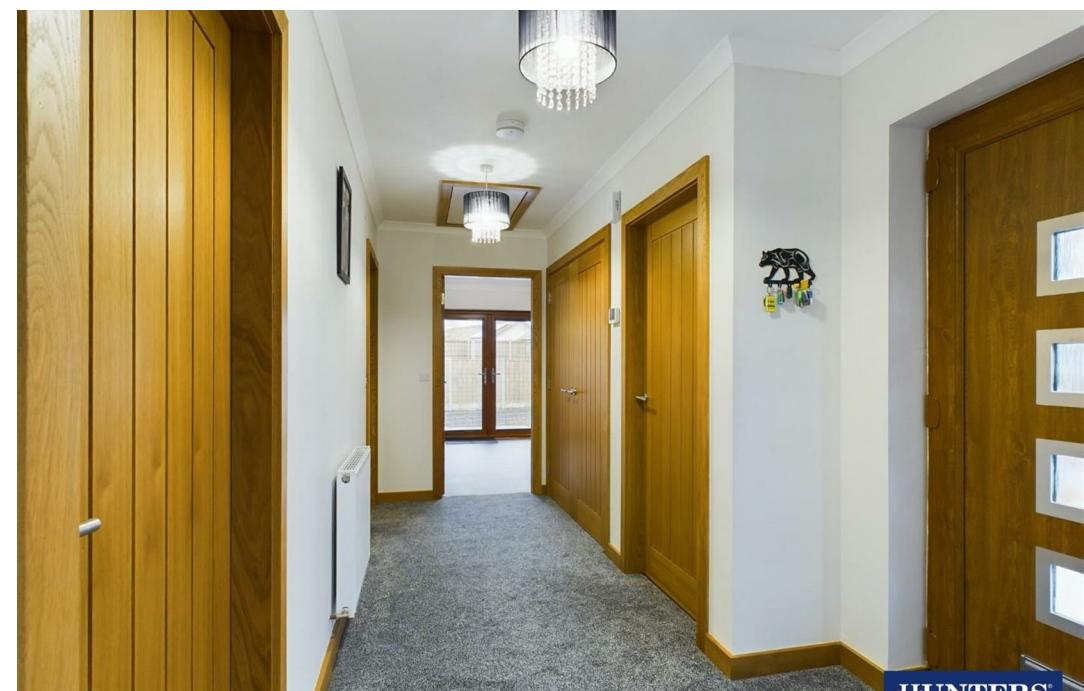
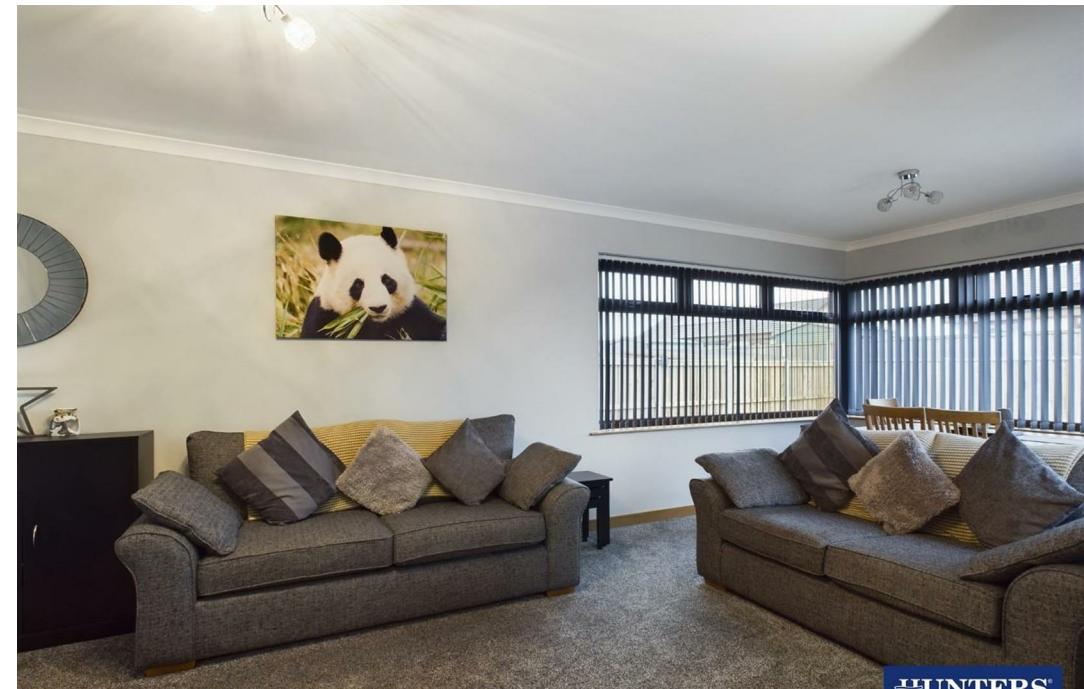
The property is approached via a private access to three bungalows. To the front of the property is an ample tarmacked driveway with gated pedestrian access to the each side of the property. To the rear of the property is an enclosed, generous garden with paved patio sitting area, laid hardcore ready for the new owner to design and landscaping.

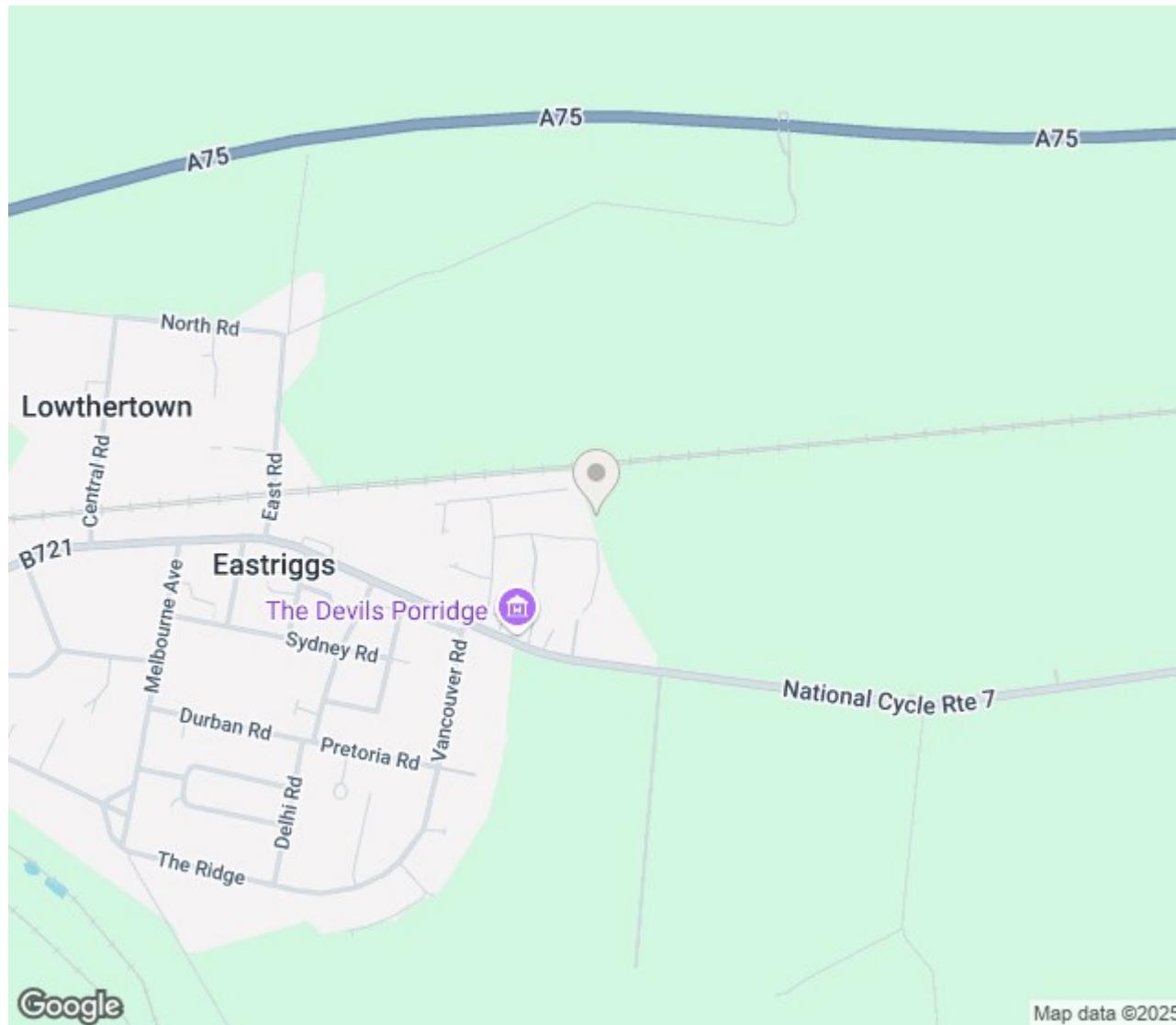
## Home Report

Home Report link in the brochure section of the Rightmove. Home Report link in the additional links section of Zoopla.









## ENERGY PERFORMANCE CERTIFICATE

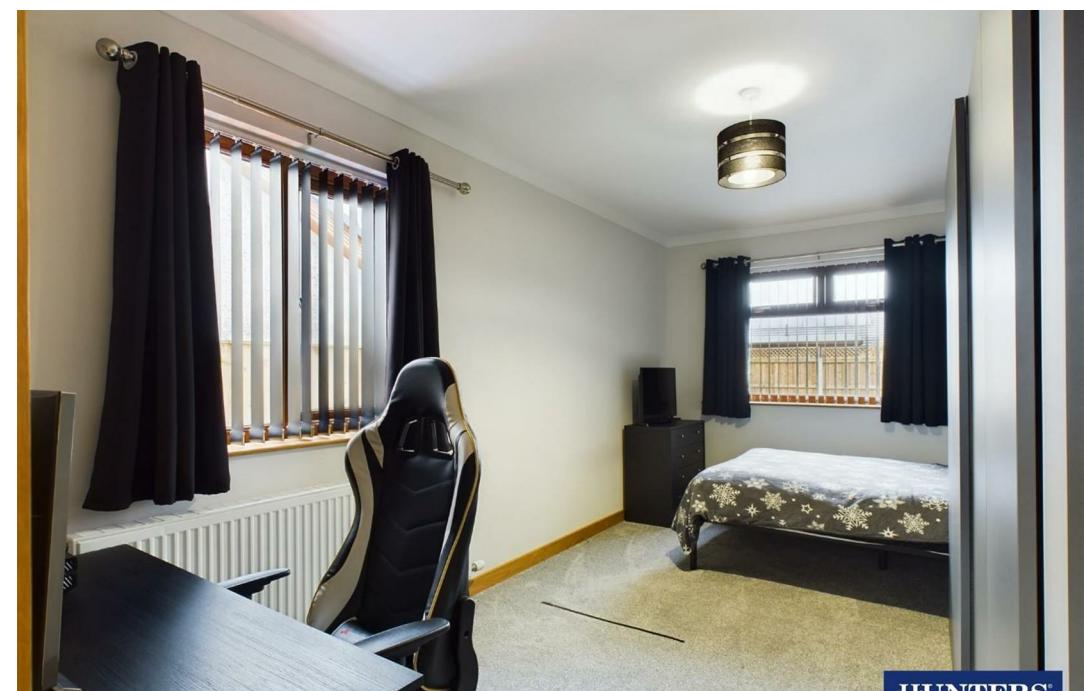
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

### 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](mailto:centralhub@hunters.com)**





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.