



## Beech Grove

Eaglesfield, Lockerbie, DG11 3PQ

Offers Over £290,000



- Detached Dormer Bungalow
- Beautifully Presented Throughout
- Spacious Living Room with Electric Fire
- Luxurious Four-Piece Family Bathroom
- Ample Off-Road Parking
- Located Conveniently within Eaglesfield
- Modern Open-Plan Kitchen, Dining & Family Room
- Three Double Bedrooms with Maser En-Suite
- Low-Maintenance Gardens
- EPC - C

# Beech Grove

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Beech Grove presents a fantastic opportunity to acquire a beautifully presented, three bedroom, detached dormer bungalow, designed with modern living in mind. At the heart of the home is a bright and spacious open-plan kitchen, dining, and family area, ideal for everyday living and entertaining. This inviting space opens effortlessly through patio doors to the rear garden and benefits from the added convenience of an adjoining utility room and downstairs WC/cloakroom. For more formal gatherings, the front living room provides a warm and elegant setting to relax or host guests. Upstairs, you'll find three generous double bedrooms, including a master with stylish en-suite, alongside a luxurious four-piece family bathroom. Outside, the property boasts low-maintenance gardens and a generous driveway, allowing off-road parking for multiple vehicles. Don't miss out, contact Hunters today to arrange your viewing!

The accommodation, which has oil central heating and double glazing throughout, briefly comprises a hallway, living room, open-plan kitchen, dining and family room, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and family bathroom to the first floor. Externally there is off-road parking to the front and low-maintenance gardens to the front and rear. EPC - C and Council Tax Band - E.

The village of Eaglesfield is perfectly located within South West Scotland, just off the A74(M) approximately 8 miles south of Lockerbie and 7 miles north of Annan. The village itself enjoys amenities including public hall, general store and Primary School with the benefit of regular bus service through the village. For the wider range of amenities including supermarkets, bakeries, butchers, hair salons and academies, these can be found within the short drive to Lockerbie or Annan.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room and dining area, radiator and stairs up to the first floor landing with an under-stairs cupboard.

### LIVING ROOM

Two double glazed windows to the front aspect, radiator and a wall-mounted electric fire.

### OPEN PLAN KITCHEN, DINING & FAMILY ROOM

Dining Area:

Internal door to the utility room, recessed spotlights and a radiator.

Family Area:

Double glazed patio doors to the rear garden, recessed spotlights and a radiator.

Kitchen Area:

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, integrated dishwasher, integrated wine cooler, space for an American-style fridge freezer, under-counter lighting, recessed spotlights and two double glazed windows to the front aspect.

### UTILITY ROOM

Fitted base unit with worksurface and upstands above. Space and plumbing for a washing machine, freestanding oil boiler, radiator, extractor fan, internal door to the WC/cloakroom, external door to the side pathway and a double glazed window to the rear aspect.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Radiator and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, loft-access point, recessed spotlights, built-in cupboard with lighting and a double glazed Velux window.

### MASTER BEDROOM & EN-SUITE

Bedroom:

Double glazed window to the front aspect, double glazed Velux window, radiator and a built-in cupboard.

En-Suite:

Three piece suite comprising a WC, vanity wash hand basin and corner shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded walls, chrome towel radiator, recessed spotlights and an extractor fan.

### BEDROOM TWO

Double glazed window to the front aspect, double glazed Velux window and a radiator.

### BEDROOM THREE

Double glazed window to the rear aspect, double glazed Velux window and a radiator.

### FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub and shower enclosure with mains shower. Part-boarded walls, chrome towel radiator, radiator, recessed spotlights, extractor fan and two double glazed Velux windows.

### EXTERNAL:

Front Driveway & Garden:

A large block-paved driveway allowing off-road parking for multiple vehicles with a small low-maintenance garden area with young shrubs. Access into the property via the front door along with a gate to the side of the property with pathway towards the rear garden.

Rear Garden:

Low-maintenance rear garden benefitting a generous paved seating area, artificial lawn and gravelled borders. Within the rear garden is a timber garden shed, oil tank and an external cold water tap.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - fame.haggis.squashes

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the



## Floorplan



### Ground Floor



Floor 1

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HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>1491 ft<sup>2</sup>138.5 m<sup>2</sup>

Reduced headroom

155 ft<sup>2</sup>14.4 m<sup>2</sup>

(1) Excluding balconies and terraces

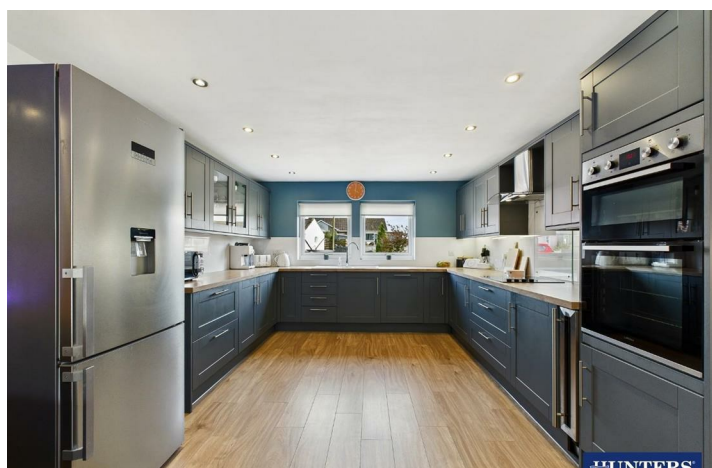
Reduced headroom

Below 5 ft/1.5 m

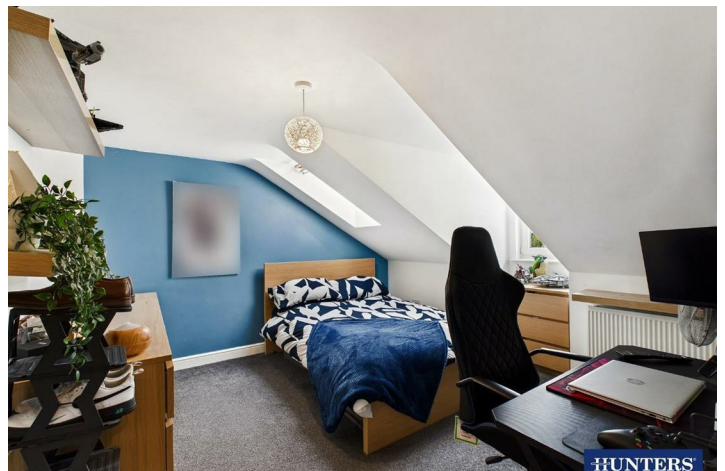
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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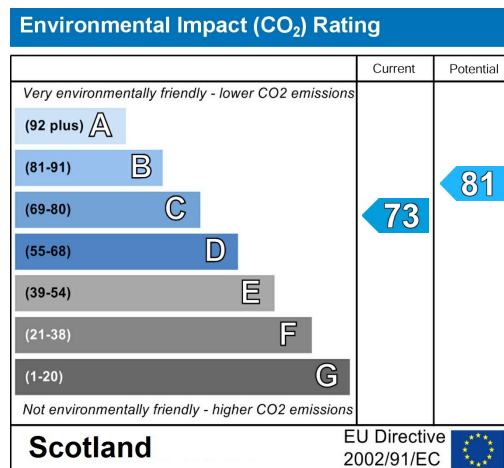
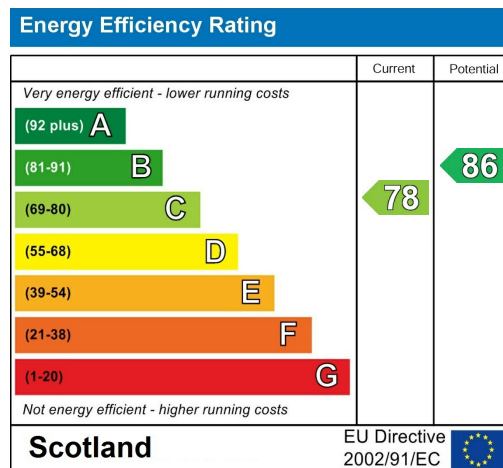






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## Energy Efficiency Graph

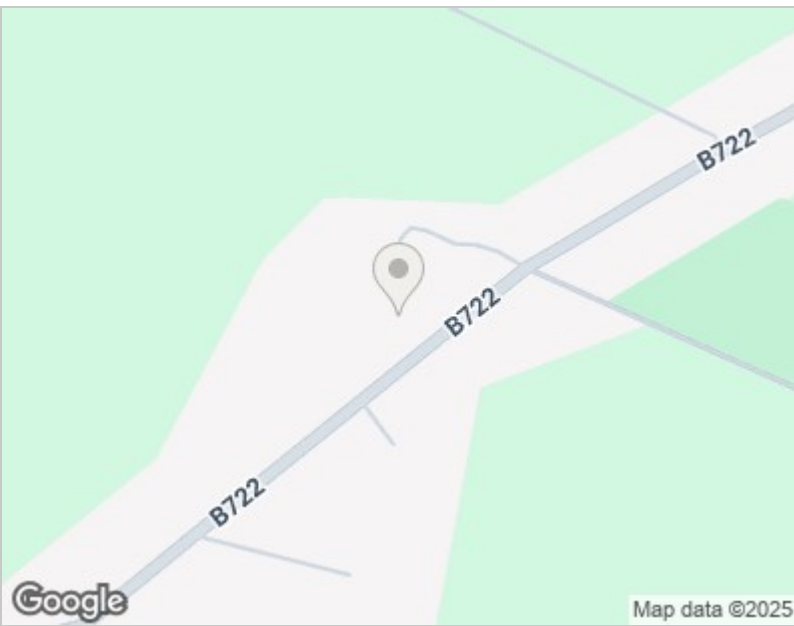


## Viewing

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.

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