



HUNTERS

## 2 Croftside, Bank Court

Ecclefechan, Lockerbie, DG11 3FW

Offers Over £270,000



- Spacious Detached Bungalow
- Situated within the Heart of Ecclefechan
- Sitting/Dining Room with Double Doors to the Dining Kitchen
- Three Double Bedrooms (Master on the Ground Floor with En-Suite)
- Established Front & Rear Gardens
- Beautifully Presented Throughout
- Dual-Aspect Living Room with Multi-Fuel Stove
- Modern Dining Kitchen with Adjoining Utility Room
- Attached Double Garage & Large Driveway
- EPC - C

# 2 Croftside, Bank Court

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Offers Over £270,000



This stunning detached bungalow, nestled in the heart of Ecclefechan, offers an exceptional blend of space, style, and comfort. Beautifully presented throughout, it provides a fantastic opportunity for new owners to move in and start enjoying their home right away. Boasting a bright and airy interior, the versatile layout is perfect for both relaxed living and entertaining. The property features two inviting reception rooms, a spacious dining kitchen with an adjoining utility room and three generous double bedrooms, including a large ground-floor master bedroom with an en-suite shower room. Set on a substantial private plot, the bungalow benefits from mature hedging at the front, while the rear offers an expansive garden and ample parking space. An attached double garage adds further convenience, making this an ideal choice for a wide range of buyers. Don't miss out on this fantastic opportunity, contact Hunters today to arrange your viewing!

The accommodation, which has oil fired central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen, utility room, bedroom and en-suite to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there is an attached double garage, ample off-road parking and gardens to the front and rear. EPC - C and Council Tax Band - E.

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.



## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal door to the living room, sitting/dining room, kitchen and master bedroom, stairs to the first floor landing with under-stairs cupboard, radiator and recessed spotlights.

### LIVING ROOM

Two double glazed windows to the front aspect, double glazed patio doors to the side driveway, radiator and a multi-fuel stove inset in the chimney breast with feature surround and hearth.

### SITTING/DINING ROOM

Double glazed window to the front aspect, double doors to the dining kitchen, radiator and recessed spotlights.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer, display and tall units with matching worksurfaces and upstands above. Integrated electric double oven with grill, electric hob, extractor unit, integrated dishwasher, integrated fridge freezer, designer one and a half bowl sink with mixer tap, radiator, extractor fan, under-counter lighting, double glazed window to the side aspect and an internal door to the utility room.

### UTILITY ROOM

Fitted base units with matching worksurfaces and upstands above. Space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the side aspect, internal door to the WC/cloakroom and an external door to the rear garden.

### WC/CLOAKROOM

Two piece suite comprising a WC and vanity wash hand basin. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

### MASTER BEDROOM & EN-SUITE

Bedroom:

Double glazed window to the rear aspect, radiator and an internal door to the en-suite.

En-Suite:

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

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway with a galleried

landing, internal doors to two bedrooms and bathroom, and recessed spotlights.

### BEDROOM TWO

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and a loft-access point.

### BEDROOM THREE

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and an eaves-access point.

### BATHROOM

Three piece suite comprising a WC, vanity wash hand basin and P-shaped bath with mains shower over. Fully-tiled walls, recessed spotlights, extractor fan, radiator and an obscured double glazed window.

### EXTERNAL:

Front Garden:

Lawned front garden with mature hedging and wall. Block-paved pathway leading from the driveway to the front door, which benefits a porch over.

Driveway/Parking:

A block-paved driveway extends from the front lane down the side of the property to the rear courtyard/parking area. Within this area is access into the attached double garage, a pedestrian access door to the utility room and an external cold water tap.

Rear Garden:

An elevated rear garden which benefits a large area of lawn with some mature borders and shrubbery. The oil tank is located within the rear garden.

### DOUBLE GARAGE

Accessible via two manual up and over garage doors, benefitting a double glazed window, power and lighting internally.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - hunt.sometimes.retaliate

### FURTHER INFORMATION

We would like to advise prospective buyers a commercial development has been approved.

24/1072/PAN

Proposal of application notice in respect of erection of a beef processing plant, installation of effluent plant, anaerobic digester plant, combined heat and power plant, drainage and utilities, formation of access, roads and footpaths and associated works

## Floorplan



### Ground Floor



Floor 1

**HUNTERS®**  
HERE TO GET *you* THERE

**Approximate total area<sup>(10)</sup>**  
1802.21 ft<sup>2</sup>  
167.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

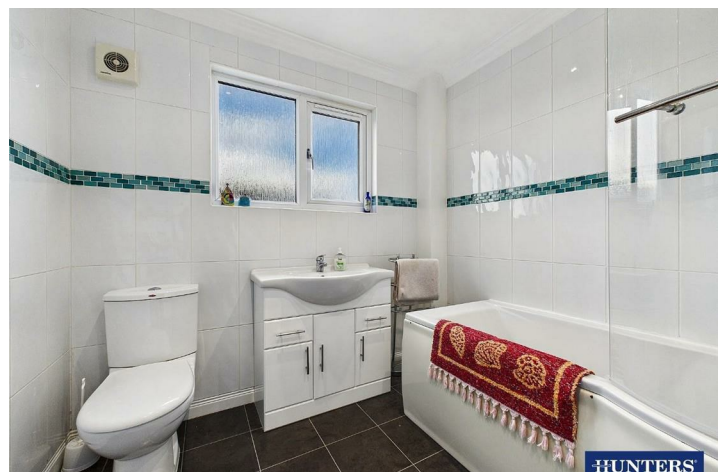
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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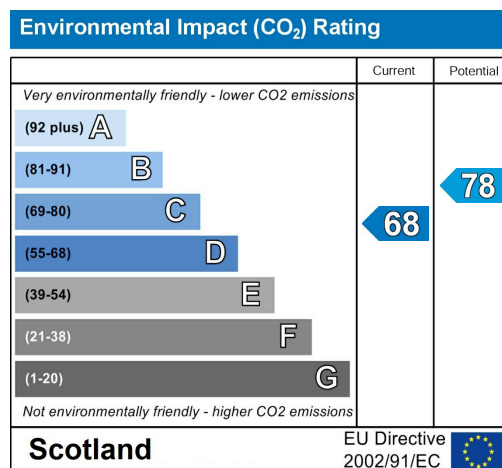
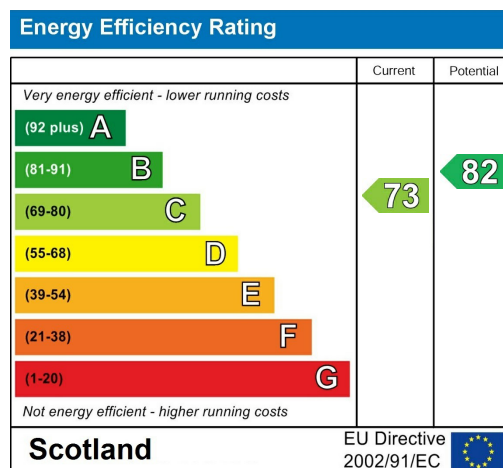








## Energy Efficiency Graph

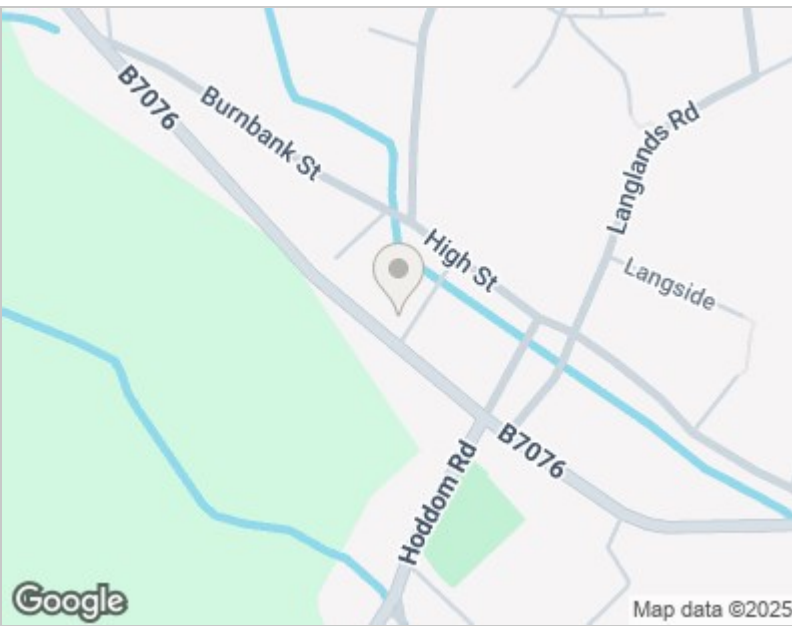


## Viewing

Please contact our Hunters Southwest Scotland office on 01387 245 898 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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