

HUNTERS®

HERE TO GET *you* THERE



Eaglesfield, Lockerbie, DG11 3PH

Offers Over £250,000



- Spacious, Detached Family Home
- Living Room with Multi Fuel Stove
- Three Double Bedrooms
- Generous Rear Garden with 'Meadow View'
- Solar Panels

- Beautifully Presented Throughout
- Modern Dining Kitchen with Integrated Appliances
- Downstairs & Upstairs Bathrooms
- Large Detached Garage with Electric Door
- EPC - E

Tel: 01387 245 898

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'Meadow View' has been beautifully upgraded by the current owner to create a wonderful family home with modern luxuries yet retaining some of the original features. With a spectacular high-gloss kitchen complete with integrated appliances at the heart of the home along with two receptions, three double bedrooms and two modern bathrooms, there is truly space for the whole family to live and entertain. Stepping outside, the rear garden enjoys picturesque 'Meadow Views' with the addition of a generous detached garage and off road parking. A viewing is imperative to appreciate.

The accommodation briefly comprises entrance hall, hallway, living room, sitting room, dining kitchen, rear hall and bathroom on the ground floor with a landing, three double bedrooms and bathroom on the first floor. Externally the property has a front forecourt, off road parking, detached garage and large rear garden. Oil central heating, solar panels and double glazing. EPC - E 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.

ENTRANCE HALL

Entrance door from the front with internal door to the hallway. Feature tiled flooring.

HALLWAY

Internal doors to the living room, sitting room and dining kitchen. Stairs to the first floor, radiator and under-stairs cupboard.

LIVING ROOM

Double glazed window to the front aspect, window seat, radiator and multi fuel burning stove set within the chimney breast.

SITTING ROOM

Double glazed window to the front aspect, window seat, radiator and wall-mounted electric fire. Internal door to the dining kitchen.

DINING KITCHEN

A high-gloss handleless fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level double oven with grill, integrated microwave, electric induction hob, extractor unit, integrated dishwasher, integrated tall fridge, integrated tall freezer, two bowl stainless steel sink with mixer tap, under-counter lighting, built-in wine rack, two vertical radiators, recessed spotlights, double glazed window to the rear aspect, double glazed Velux window and internal door to the rear hall.

REAR HALL

Tiled flooring, internal door to the bathroom and external door to the rear garden. An opening to a large walk-in cupboard housing the oil boiler.

BATHROOM

Three piece suite comprising WC and wash hand basin combination unit and P-shaped bath benefitting a mains shower with rainfall shower head. Wall-mounted mirrored cupboards, part boarded walls, tiled flooring, radiator, extractor fan and obscured double glazed window.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom. Double glazed Velux window, loft access point and radiator. We have been advised the loft benefits a pull-down ladder, boarding, power and lighting.

BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and two built-in wardrobes both with mirrored sliding doors.

BEDROOM TWO

Double glazed window to the front aspect, radiator and two built-in wardrobes both with mirrored sliding doors.

BEDROOM THREE

Double glazed window to the rear aspect, radiator and built-in wardrobe with mirrored sliding doors.

BATHROOM

Three piece suite comprising WC and wash hand basin combination unit and bath with electric shower over. Wall-mounted mirrored cupboards, part boarded walls, tiled flooring, chrome towel radiator, extractor fan and double glazed Velux window.

EXTERNAL

To the front of the property is a forecourt garden with off-road parking to the side of the property leading to the detached garage. The rear garden is well landscaped including a large concrete hardstanding area providing further parking if required, lawned garden with mature fruit trees, summerhouse with power and lighting. Cold water tap, external socket and oil tank to the rear garden.

GARAGE

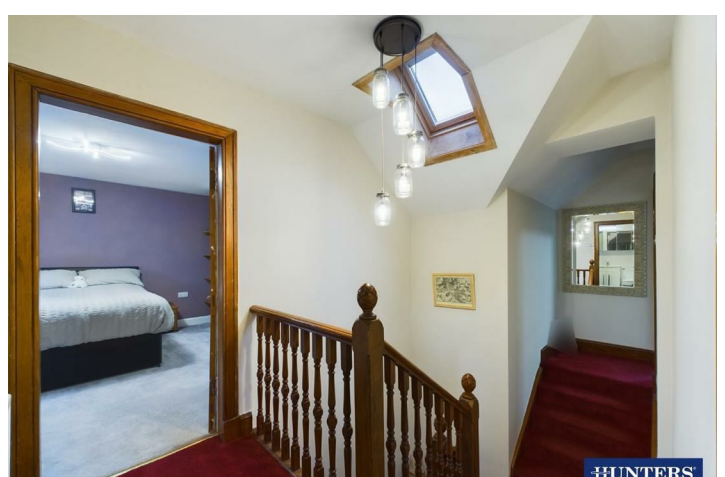
Complete with an electric up and over garage door, pedestrian access door, power, lighting and plumbing for a washing machine.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - surely.stun.sweeper

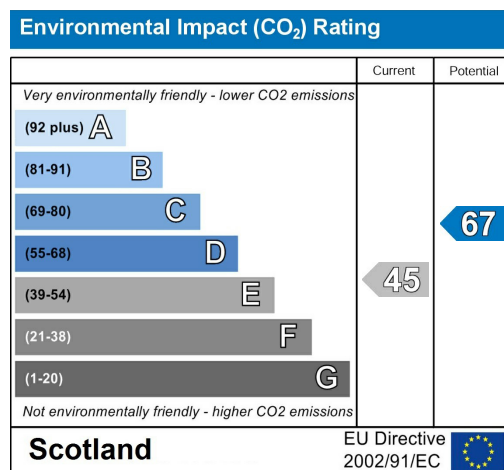
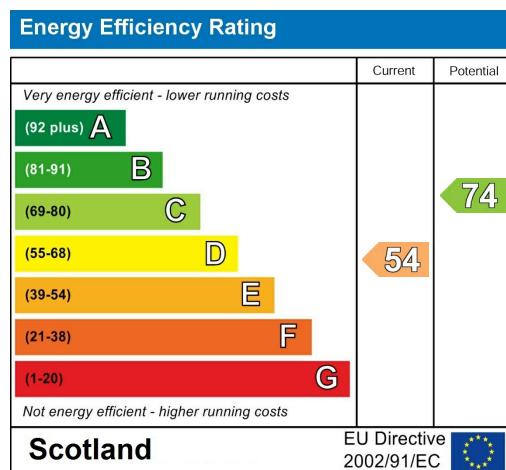
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle 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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