



Viewfield, Eaglesfield

Offers Over £255,000



Viewfield

Eaglesfield, Lockerbie

- 3 bedroom detached bungalow
- Modern dining kitchen
- Living room with option to reinstate open fire
- Large conservatory to rear
- Fitted wardrobes in all bedrooms
- LPG gas central heating
- Good views to rear
- Driveway parking and attached single garage

Viewfield is a three bedroom detached bungalow in a popular commuter village location with off road parking and single garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



Viewfield, Burnswalk View, Eaglesfield, Lockerbie, DG11 3PL

Viewfield is a three bedroom detached bungalow in a popular commuter village location with off road parking and single garage. The bungalow benefits from spacious living accommodation and generous sized gardens. The village provides easy access to the M74 and local towns for shopping, schools and other amenities. In the village there is a small shop and post office to cater everyday needs.

The Accommodation

The front door opens into a small vestibule and on into a carpeted hallway with doors off into all the rooms. Loft access is gained from the hallway. The living room is located at the front of the property benefitting from a large window and a fireplace which currently contains an electric fire but an open fire could be reinstated. A modern kitchen features an island incorporating cupboards and a wine rack. For cooking, the kitchen benefits from an integrated electric oven and hob. There is plumbing for a washing machine and dishwasher. The kitchen is tastefully decorated and provides enough room for a family dining table.

The conservatory is accessed from the kitchen via double doors. It was constructed around four years ago and takes advantage of good views to the rear. The conservatory is large and provides good additional accommodation. The master bedroom, has fitted wardrobes and an en-suite, with shower, wash basin and W/C. The remaining two bedrooms also have the benefit of fitted wardrobes. The family bathroom has modern fittings comprising of a bath, W/C and wash basin with a vinyl floor covering.

Externally, Viewfield has a well kept garden and off road parking, with access to the attached single garage, at the front. The rear garden is largely laid to lawn and gravel and has good views of open countryside.





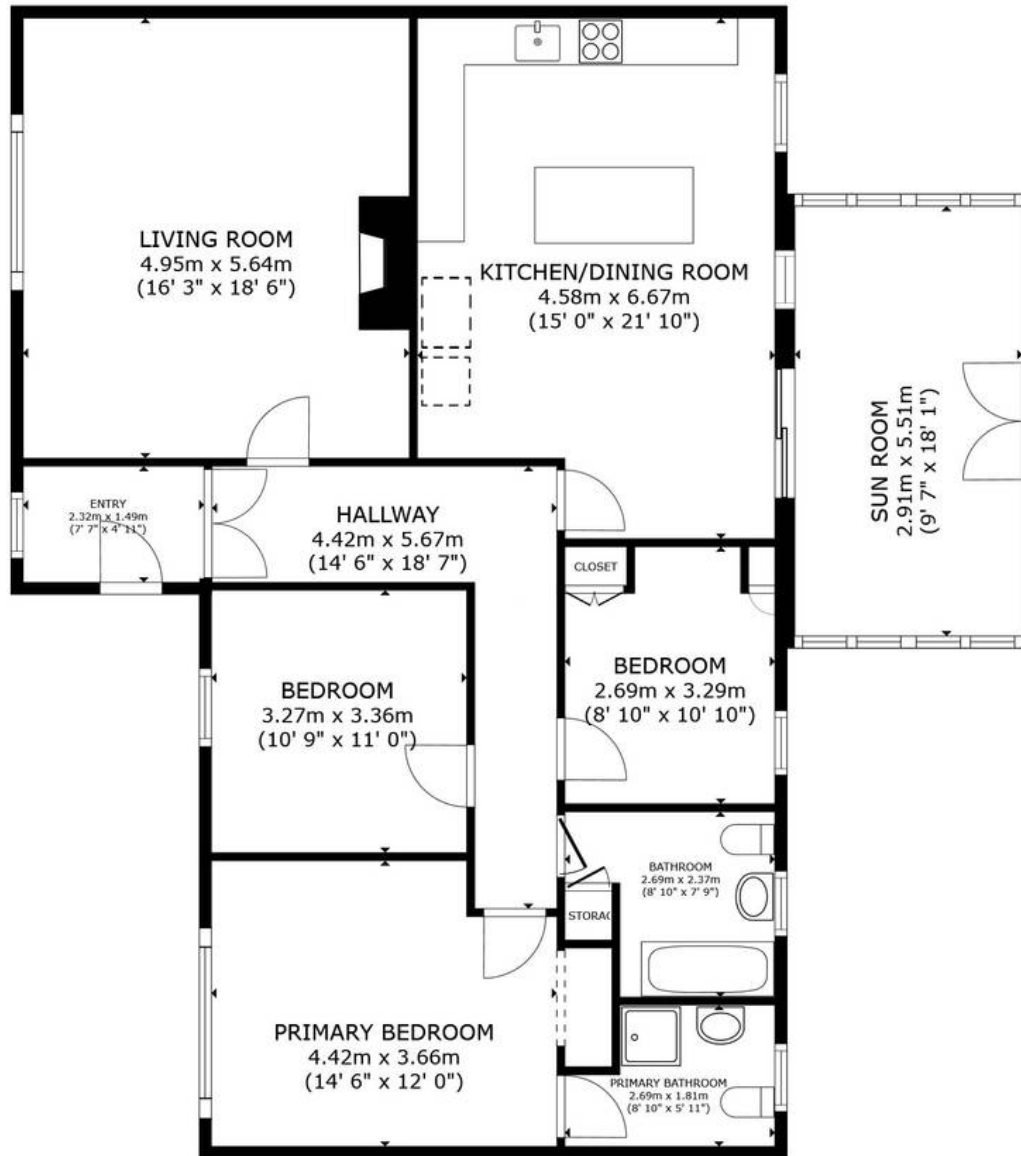
Situation

The property is located in a popular location around 6 miles from the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is just a short drive away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, and restaurants. For families, the property is well-served by excellent local schools, such as Newington Primary School and Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. Additionally, nearby towns such as Gretna and Dumfries provide further amenities, including shopping centres, leisure facilities, and healthcare services.







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 139.1 m² (1,497 sq.ft.)
 TOTAL : 139.1 m² (1,497 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Broadband: Standard

Services: Viewfield is serviced by mains water supply, mains electricity, mains sewerage and LPG gas central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



C&D Rural

Lakeside, Townfoot, Longtown - CA6 5LY

01228 792 299

office@cdrural.co.uk

www.cdrural.co.uk

Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services,