



Castlewood, Ecclefechan, Lockerbie, DG11 3JL

Offers Over £240,000





## Castlewood, Ecclefechan, Lockerbie, DG11 3JL

- Detached 3 bed bungalow
- Semi-rural location with expansive views
- Useful outbuildings
- Driveway parking
- Good sized garden
- Modern oil fired boiler

A detached 3 bedroom bungalow in a semi-rural location with outbuildings, off road parking, garden and extensive views.

**Council Tax band:** C

**Tenure:** Heritable Title (Scottish version of Freehold)

**EPC Rating:** E





## The Accommodation

The side door opens into the kitchen which has fitted units with matching worktop and plumbing for a washing machine. From the kitchen you enter a comfortable living room with recently installed multi-fuel stove and double doors to the rear garden. There are two useful storage cupboards within the living room. There are two double bedrooms and one single bedroom with a walk-in cupboard. The family bathroom comprises of a bath, W/C and wash hand basin and the walls are largely tiled with timber cladding to the ceiling. The property has the benefit of recently installed double glazing.

## Outside

Off road parking is on the driveway to the side of the property. There are useful outbuildings comprising of a large stone built barn and a masonry built former pigeon loft, both of which are suitable for other uses, subject to any necessary consents. At the least, they are useful for storage and workshop/hobby spaces.

The rear garden is part lawn with a vegetable patch and greenhouse. The external oil fired boiler was installed in 2024 and the oil tank is located to the rear of the greenhouse. Extensive views are present on all sides of the property.

## Situation

Castlewood is located on the B725 road from Ecclefechan to Middlebie. It occupies a rural location but is close to major transport routes including the M74. The towns of Annan and Lockerbie are around 8 and 7 miles away respectively, with good amenities. A primary school is available in Ecclefechan and is partnered with Brydekirk Primary School and provides both nursery and primary education. Secondary schools are available in both Lockerbie and Annan.

## What 3 Words

///broke.evenly.hedgehog















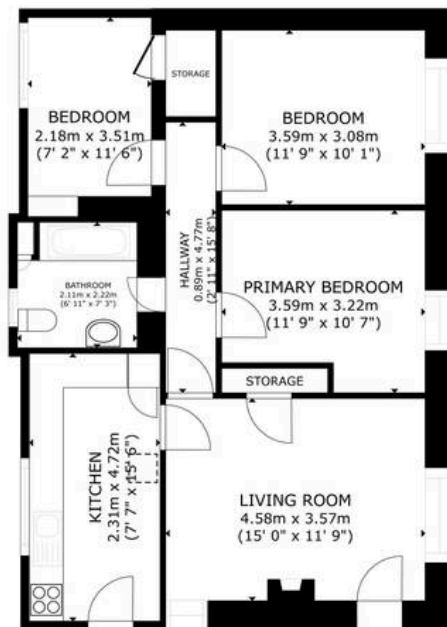
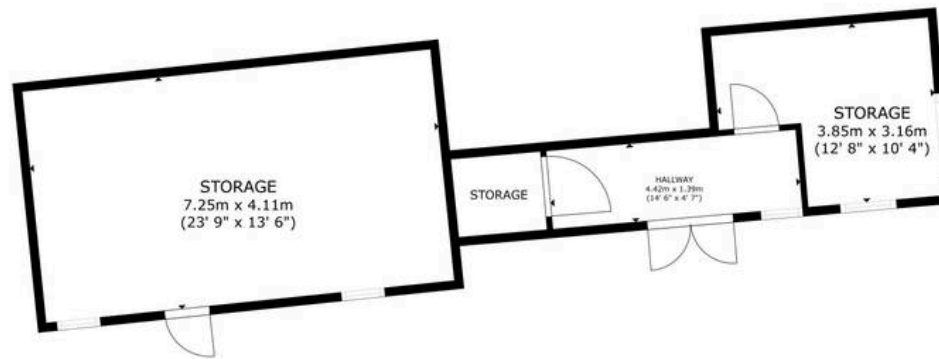












## FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 120.8 m<sup>2</sup> (1,301 sq.ft.)  
TOTAL : 120.8 m<sup>2</sup> (1,301 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.

**Services:** Castlewood is serviced by mains water supply, mains electricity, septic tank drainage and oil fired central heating. A new external boiler was installed in 2024.

**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 C.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @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.





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