

1 Church Street

ECCLEFECHAN, LOCKERBIE, DUMFRIES AND GALLOWAY, DG11 3DD



A charming Cat B listed, three-bed, End-terrace stone cottage, dating circa 1780, with great accommodation, beautifully set in the charming village of Ecclefechan



01387 218 080



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this utterly charming traditional three-bed End-Terrace stone cottage, set in the popular village of Ecclefechan near Lockerbie. The property is nestled beautifully within a quiet street, with stunning countryside nearby. Rarely do properties with such charm and appeal come to the market; it couldn't be more picturesque or peaceful.

THE LOUNGE

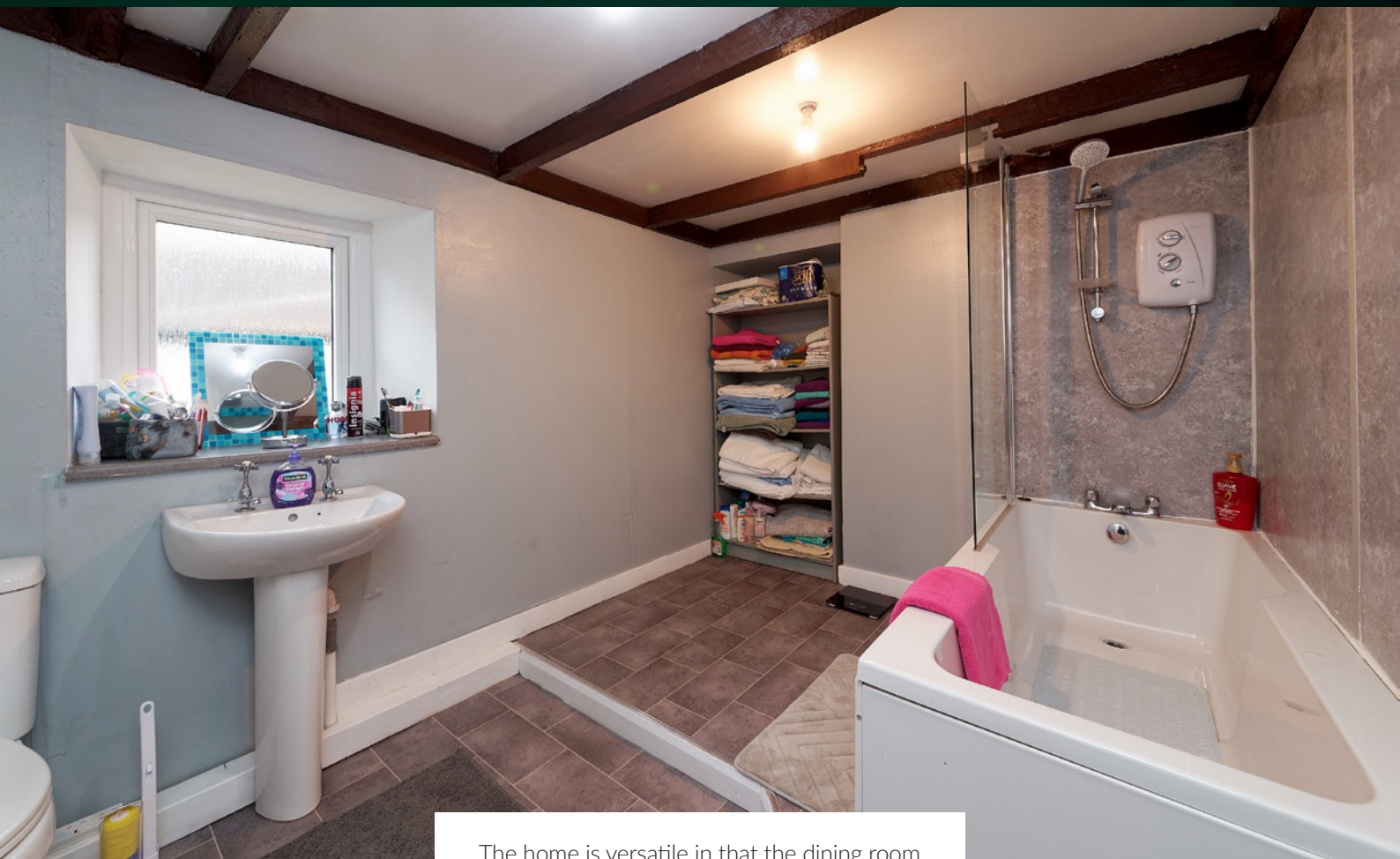


The accommodation comprises a spacious lounge with twin-aspect windows, flooding the room with light. The room affords many options for furniture configurations, and the chimney may provide a facility for a log burner to be fitted, offering cosy nights by the fire. The kitchen is bright and welcoming, featuring a range of shaker-style units with a cooker, and ample space for a free-standing washing machine, tumble dryer and fridge freezer. Appliances and furniture throughout the property may be available by separate negotiation.

THE KITCHEN



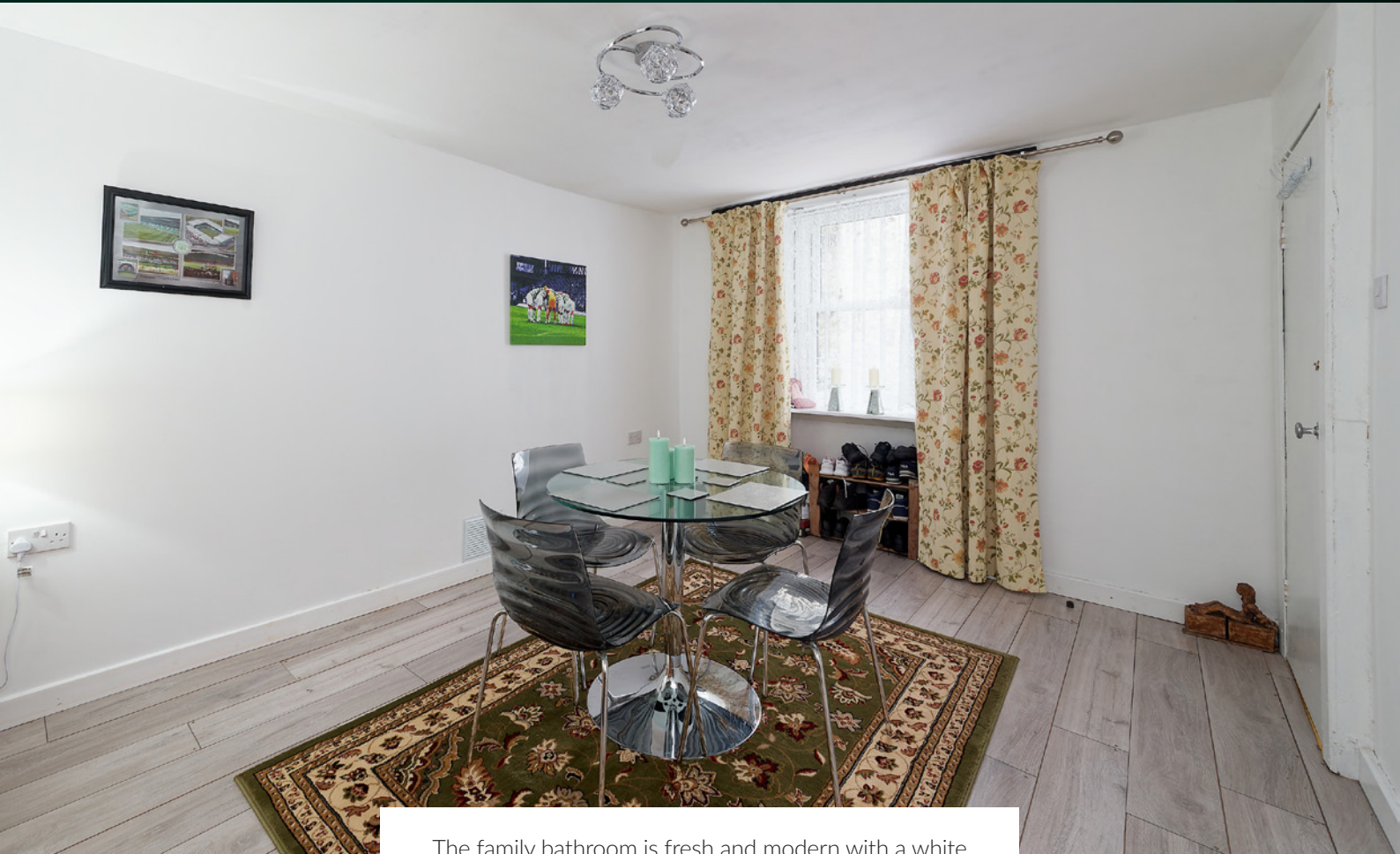
THE BATHROOM



The home is versatile in that the dining room could also double as a third bedroom if required.



THE DINING ROOM /BEDROOM 3



The family bathroom is fresh and modern with a white suite, wet-wall panels and an electric shower over the bath.



There are a further two good-sized bedrooms in the home, both of which have ample space for free-standing furniture and plenty of natural light. The house is kept warm and comfortable via double glazing and partial electric wall heaters.

BEDROOM 1



BEDROOM 2

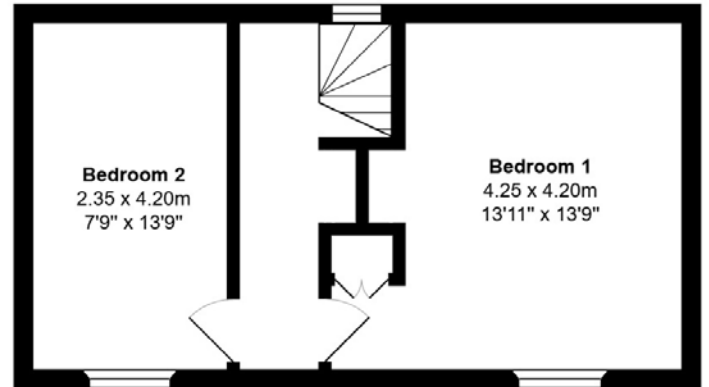
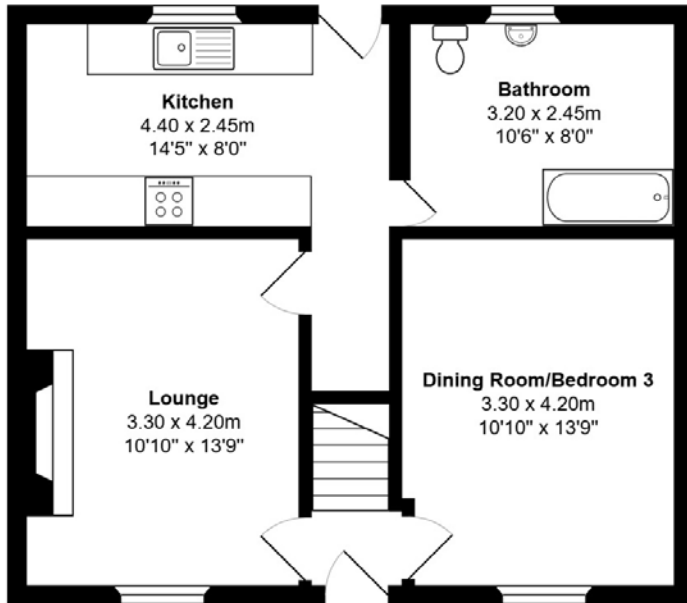


The house is ideal for a small family, couple or single occupant, or even a 'canny' buy-to-let investor seeking a sound investment opportunity. Given the delightful and ever-rare village location, this is also a first-class holiday let business opportunity or bolt-hole staycation home. Early viewing is advised for this little piece of heaven.

EXTERNALS

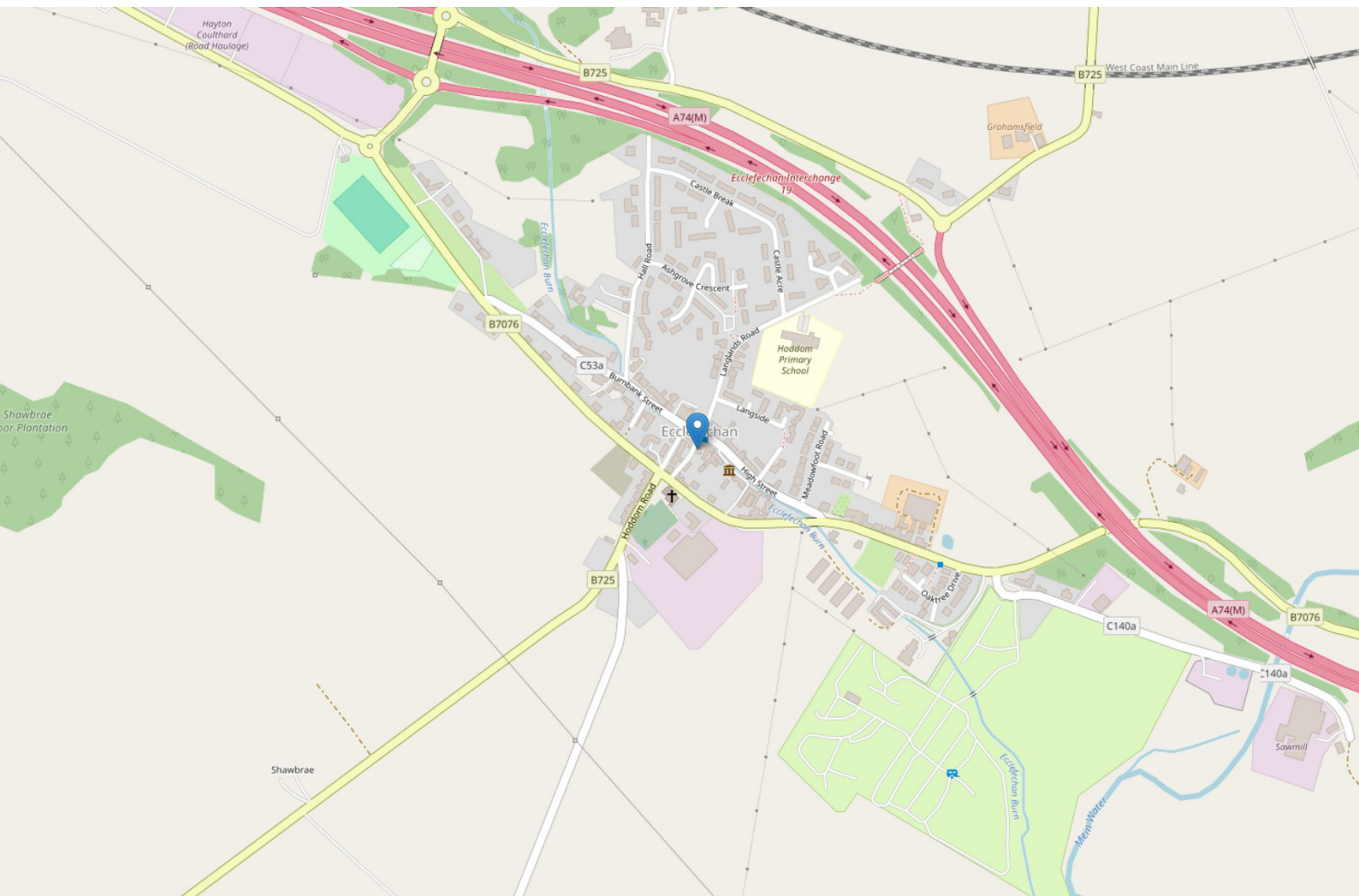


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: F



THE LOCATION

For those who love a slower, more peaceful pace of life, the small and quaint village of Ecclefechan in Dumfries and Galloway in southern Scotland is quite simply a great place to live. Set amid beautiful natural scenery, with rolling hills and moorland, it's located approximately 6 miles south of Lockerbie and only 18 miles from Dumfries. The peace in this area of the country is almost tangible, making this area a very popular place to call home. Transport links via the M74 are close at hand, making it easy to commute throughout Central and Southern Scotland.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01387 218 080

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.