



Rosehill Cottage

Ecclefechan, Lockerbie, DG11 3ED

Offers Over £130,000



- Mid-Terrace Cottage
- Spacious Living Room with Multi-Fuel Stove
- Three-Piece Bathroom
- Open Outlook to the Front
- Viewing Highly Recommended

- Well Presented Throughout
- Two Bedrooms
- Generous Rear Garden with Field Views
- Central Heating from the Multi-Fuel Stove & Double Glazing
- EPC - E

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Conveniently situated to the North of Ecclefechan Village, with an open outlook to the front and field views to the rear, is this well presented and charming two bedroom cottage. A perfect purchase for a range of buyers, whether you are looking to downsize, step on the property ladder or acquire a holiday home, the cottage is complete with a light and airy interior and a generous rear garden. A viewing is imperative to appreciate the location, condition and aspect.

The accommodation, which has central heating from the multi-fuel stove and double glazing throughout, briefly comprises hallway, living room, kitchen, two bedrooms and bathroom internally. Externally there is an enclosed rear garden and a low-maintenance front garden. EPC - E and Council Tax Band - B.

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.

HALLWAY

Entrance door from the front with internal doors to the living room, kitchen, two bedrooms and bathroom, radiator, loft access point, tiled flooring and double glazed window to the rear aspect.

LIVING ROOM

Double glazed window to the front aspect, radiator, recessed spotlights and multi-fuel stove inset within the chimneybreast.

KITCHEN

Fitted kitchen comprising a range of base and wall units with ample worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for an under-counter fridge, one bowl stainless steel sink with mixer tap, recessed spotlights, radiator, double glazed window to the rear aspect and external door to the rear garden.

BEDROOM ONE

Double glazed window to the front aspect, radiator and recessed spotlights.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and recessed spotlights.

BATHROOM

Three piece suite comprising WC, pedestal wash hand basin and bath with electric shower over. Tiled flooring, part tiled walls, recessed spotlights, extractor fan, chrome towel radiator and obscured double glazed window.

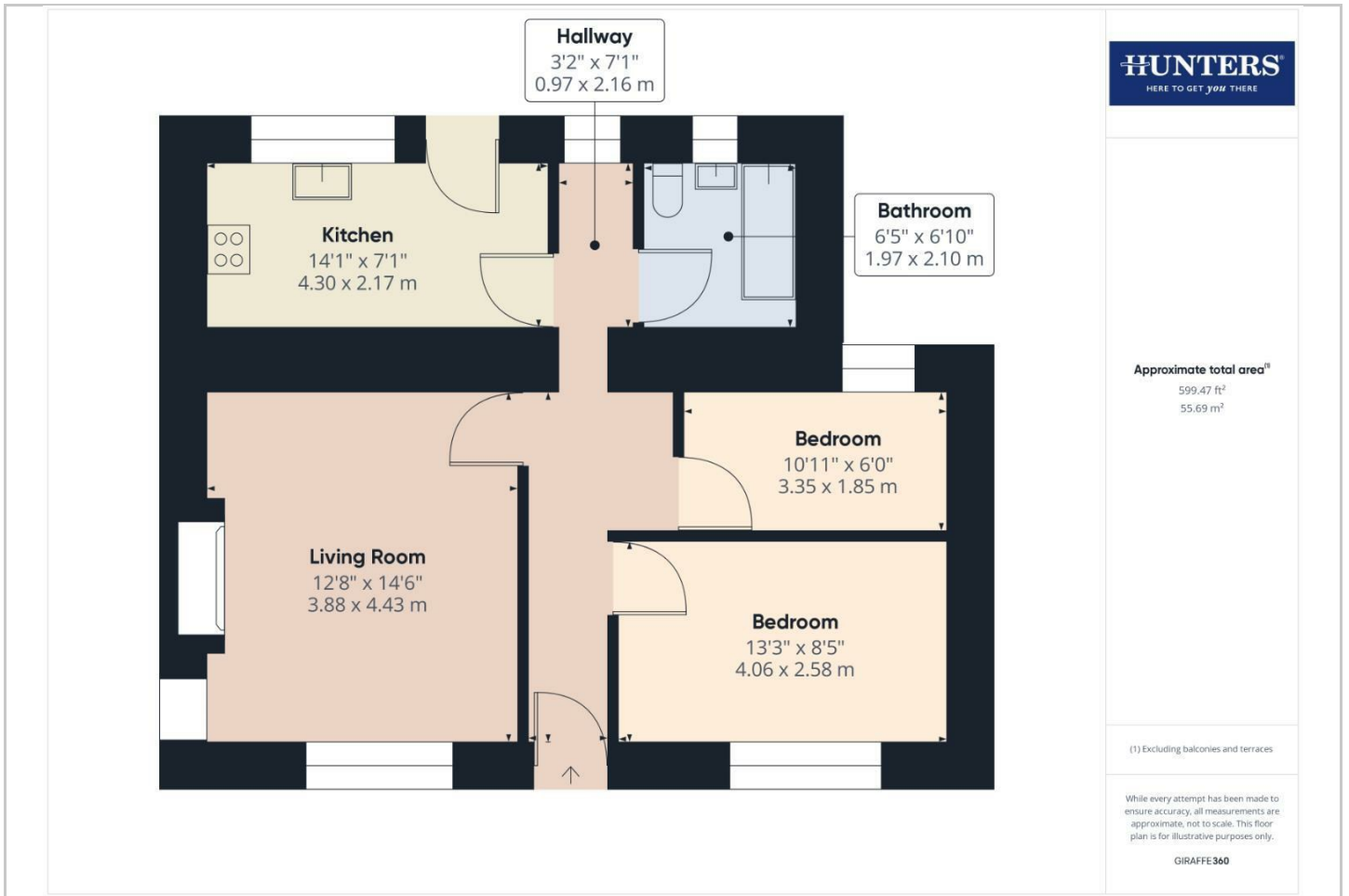
EXTERNAL

The rear garden is of generous size with pleasant field views, complete with a paved seating area and lawned garden. Cold water tap to the rear. To the front of the property is a low-maintenance paved frontage.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - screening.city.lifters

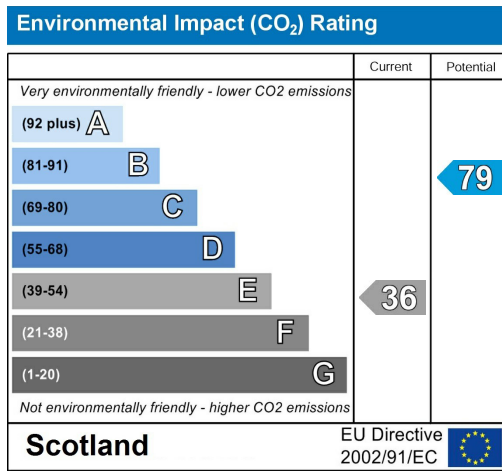
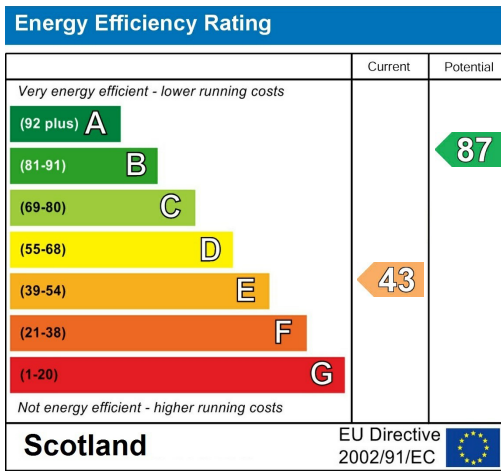
Floorplan







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



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HERE TO GET YOU THERE

Tel: 01387 245898



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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