



6 Westend

Eaglesfield, Lockerbie, DG11 3PH

Offers Over £115,000



- Home Report Available Online
- Spacious Living Room with Multi-Fuel Stove Large Dining Kitchen
- Two Double Bedrooms and Modern Family Bathroom
- On-Street Parking
- Conveniently Located within Eaglesfield
- End Terrace Cottage
- Large Dining Kitchen
- Low-Maintenance Rear Garden
- Electric Heating & Double Glazing
- EPC - F

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This deceptively spacious end-terrace cottage offers a wealth of internal space and is complete with a generous low-maintenance rear garden. An ideal purchase for first time buyers, young families and downsizers, the property includes a front-aspect living room and a large dining kitchen to the ground floor meaning there is excellent space for both living and entertaining. Two double bedrooms and a modern bathroom occupy the first floor. Externally, the rear garden has been well landscaped to include a large paved seating area accompanied with an artificial lawn, a perfect space for outdoor entertaining, playing and growing. A viewing is truly essential to appreciate the space and location of this excellent cottage.

The accommodation, which has electric heating and double glazing, briefly comprises entrance hall, living room and kitchen diner to the ground floor with a landing, two double bedrooms and bathroom on the first floor. Externally there is a forecourt garden to the front and an enclosed low-maintenance rear garden. EPC - F and Council Tax Band - C.

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

3'9" x 3'0" (1.14m x 0.91m)

Entrance door from the front with opening to the living room.

LIVING ROOM

14'6" x 14'1" (4.42m x 4.29m)

Double glazed window to the front aspect, electric radiator, multi-fuel stove set within the chimney breast, stairs to the first floor landing and internal door to the kitchen diner. Measurements to the maximum points.

KITCHEN DINER

15'11" x 12'10" (4.85m x 3.91m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine and dishwasher, one bowl stainless steel sink with mixer tap, recessed spotlights, electric radiator, two double glazed windows and external door to the side elevation.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms and bathroom.

BEDROOM ONE

11'10" x 10'7" (3.61m x 3.23m)

Double glazed window to the front aspect, electric radiator and two built-in cupboards.

BEDROOM TWO

11'6" x 10'9" (3.51m x 3.28m)

Double glazed window to the rear aspect, electric radiator and two built-in cupboards.

BATHROOM

6'11" x 6'2" (2.11m x 1.88m)

Three piece suite comprising WC, vanity unit with wash hand basin and bath with electric shower over. Part-tiled walls, tiled flooring, extractor fan and obscured double glazed window.

EXTERNAL

With a forecourt garden to the front and access

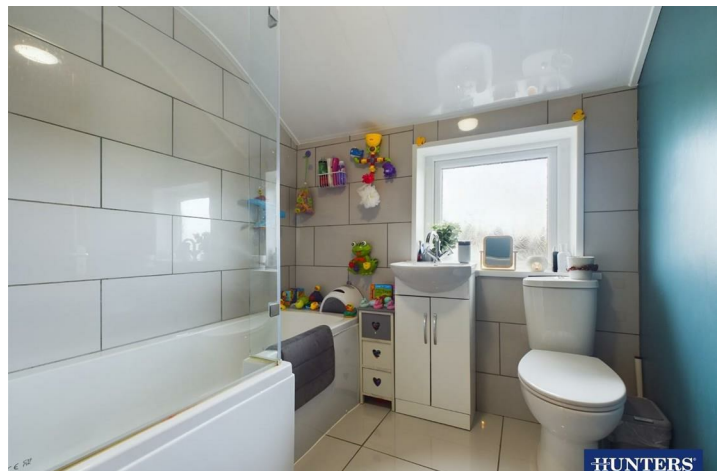
gate to the rear garden. The rear garden is low-maintenance benefitting artificial lawn and a generous paved seating area.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - displays.reclined.tailors

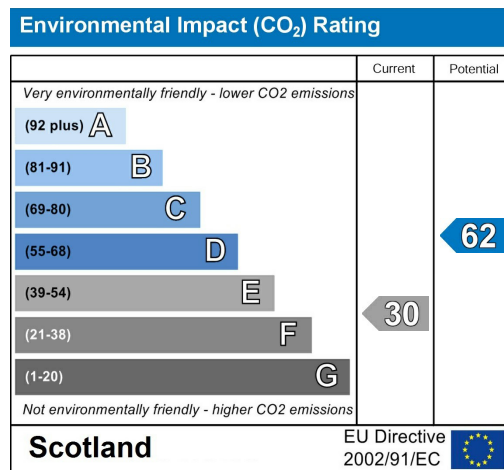
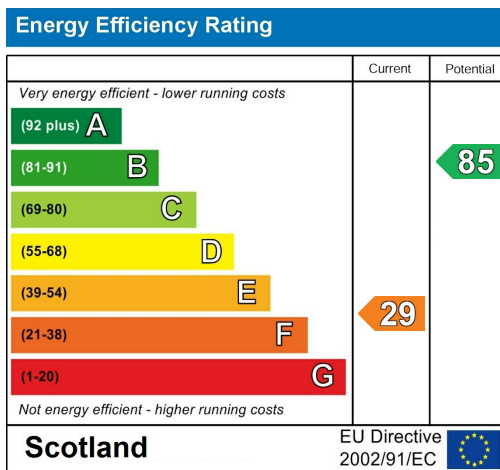
Floorplan







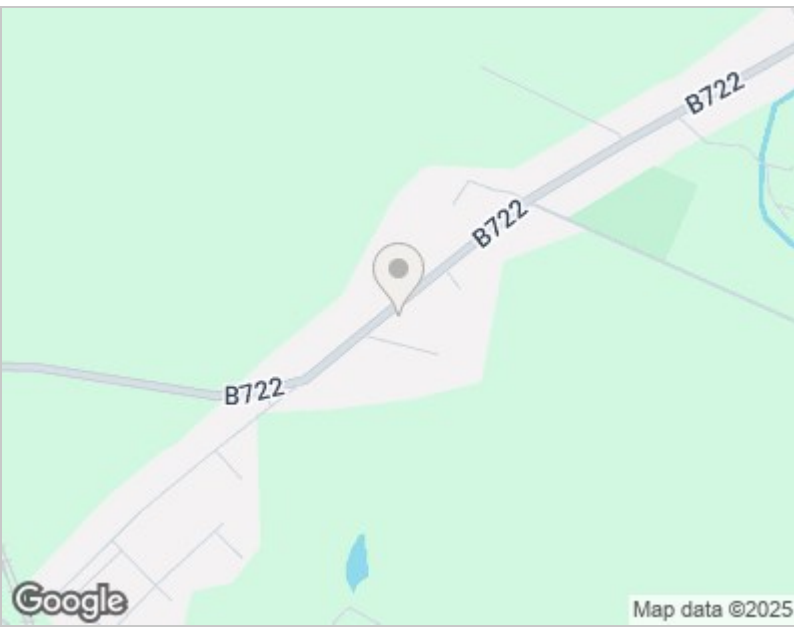
Energy Efficiency Graph



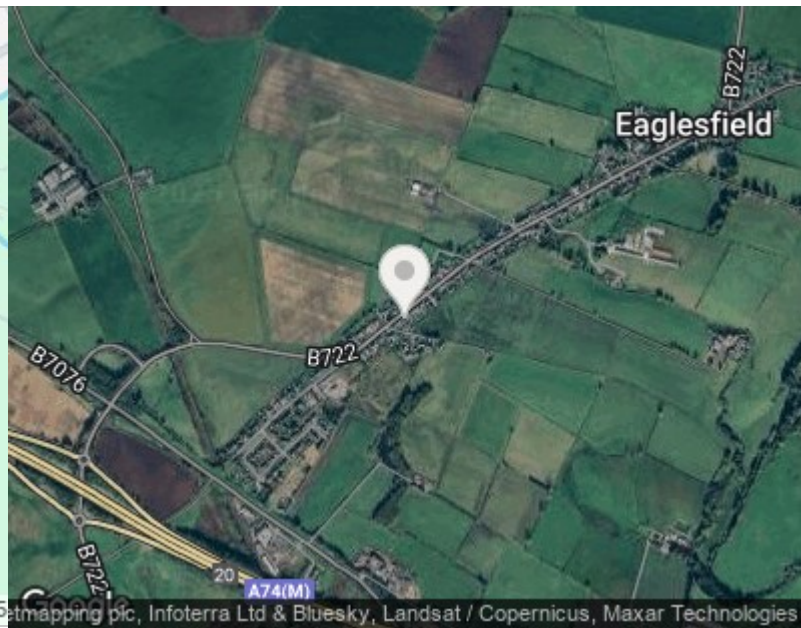
Viewing

Please contact our Hunters Carlisle & South West Scotland 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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