



## Lochleaze, Eaglesfield

Lockerbie, DG11 3PD

Offers Over £195,000



- Detached Bungalow
- Lovely Open Plan Living/Dining Room with Multi-Fuel Stove
- Two Double Bedrooms
- Excellent Storage Throughout
- Large Detached Garage

- Generous Plot with Large Rear Garden
- Contemporary Kitchen with Garden Views
- Shower Room
- Off-Road Parking
- EPC - E

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This detached two-bedroom bungalow with garage is nestled nicely on a large plot within the village of Eaglesfield and offers a wonderful opportunity to adapt and make your own. Having been greatly improved over the years by the current owners, the property offers excellent space internally including a lovely open plan living/dining room with multi-fuel stove, contemporary kitchen and two double bedrooms. Stepping outside, the rear garden is of excellent size, a perfect space for avid gardeners and those looking to become more self-sufficient. A viewing is imperative to appreciate every aspect of this excellent home.

The accommodation briefly comprises hallway, living/dining room, kitchen, two double bedrooms and shower room internally with a generous rear garden, low-maintenance front garden, off-road parking and a detached garage. Central heating from the multi-fuel stove with back boiler and double glazing throughout. EPC - E and Council Tax Band - D.

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.

## HALLWAY

Entrance door from the front with internal doors to the living/dining room, kitchen, two bedrooms and shower room, radiator, loft access point and built-in cupboard.

## LIVING/DINING ROOM

Multi-fuel stove with back boiler inset within the chimney breast, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

## KITCHEN

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

## BEDROOM ONE

Double glazed window to the front aspect, radiator and three built-in cupboards one housing the water cylinder with electric immersion.

## BEDROOM TWO

Double glazed window to the front aspect, radiator and built-in cupboard.

## SHOWER ROOM

Three piece suite comprising WC, vanity unit with wash hand basin and shower enclosure with an electric shower unit. Radiator, extractor fan and an obscured double glazed window.

## EXTERNAL

To the front of the property is a low-maintenance front garden with pathway and gate to the front road. Down both sides of the bungalow is off-road parking for two/three vehicles, leading towards the detached garage. The rear garden is of excellent size, benefitting a large lawned garden with mature trees and shrubs throughout, vegetable patch area, a large paved seating area, two timber garden

sheds and a bin/log shelter. Cold water tap and external electricity socket to the rear/side elevations.

## GARAGE

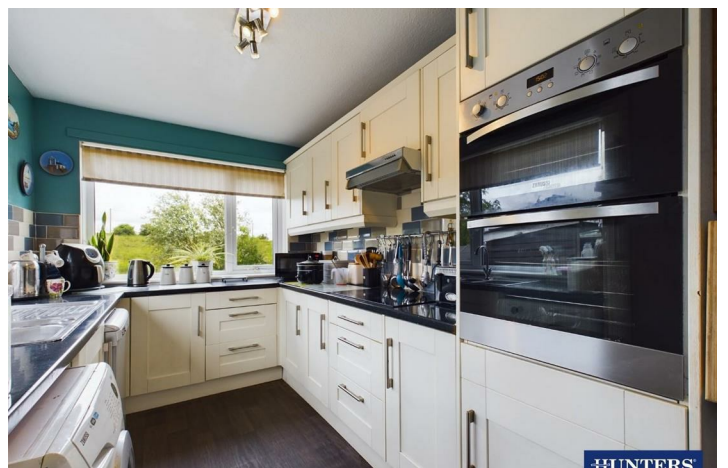
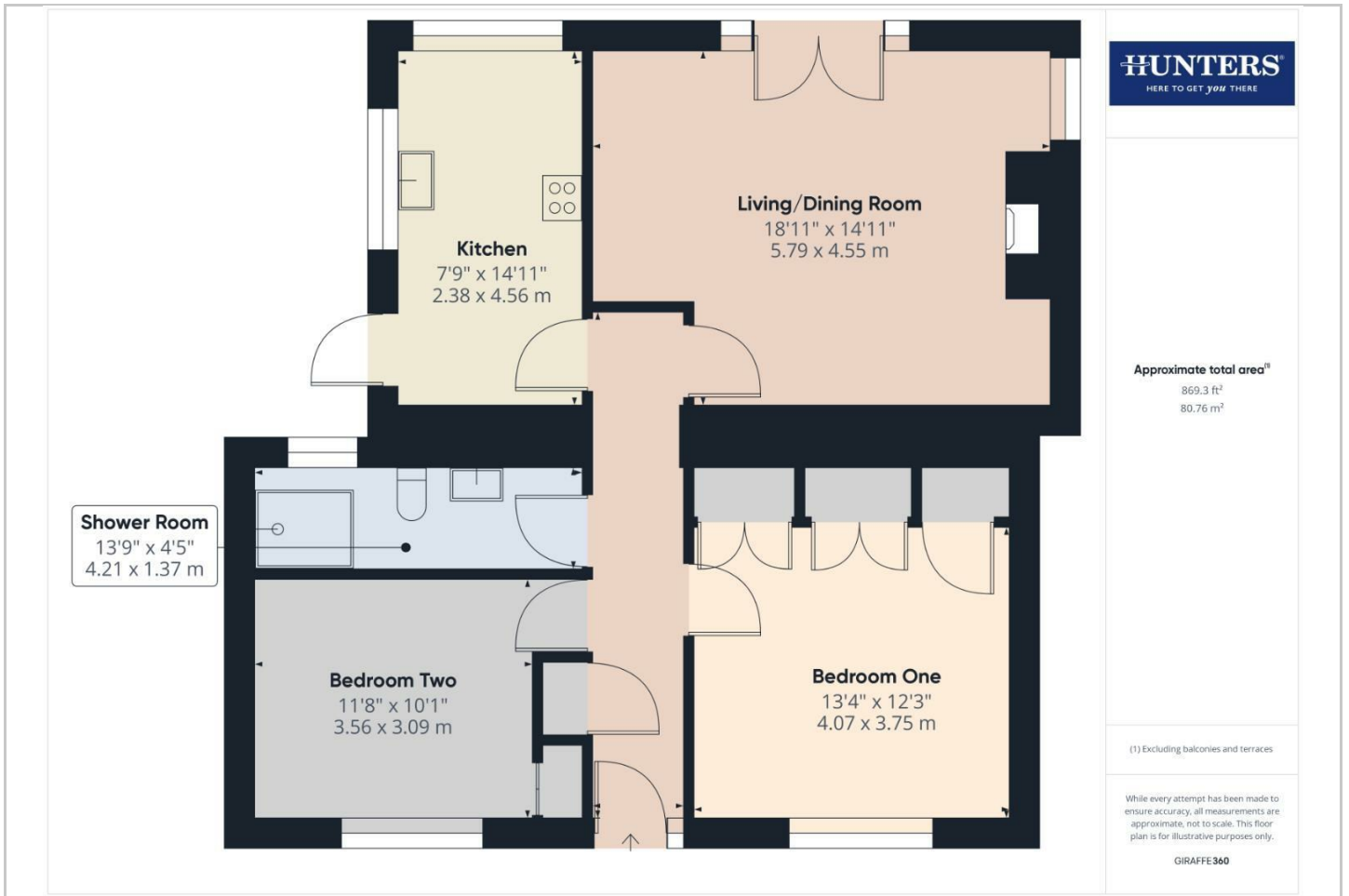
Accessible via a pedestrian access door from the rear garden with a manual up and over garage door to the front driveway, power and lighting internally.

## WHAT3WORDS

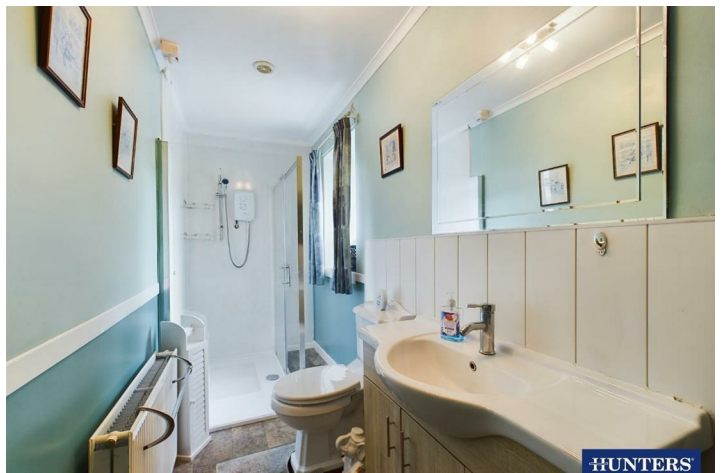
For the location of this property please visit the [What3Words App](https://www.what3words.com/) and enter - [dabbling.gobbles.rejoins](https://www.what3words.com/dabbling.gobbles.rejoins)



# Floorplan



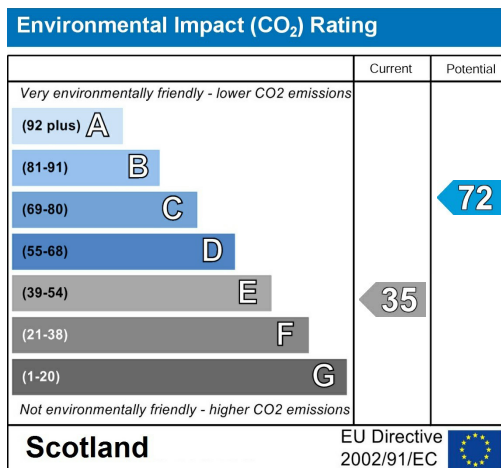
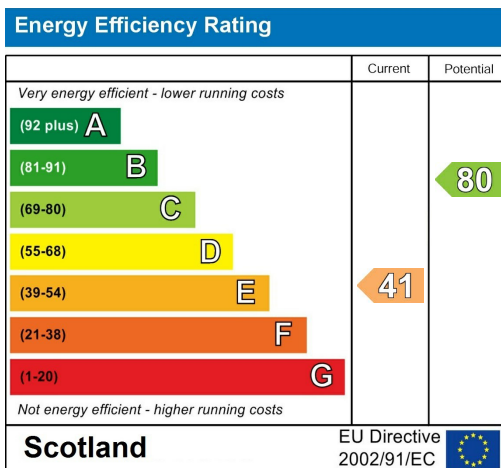








### Energy Efficiency Graph



### 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



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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