



Dunedin Place

Eastriggs, DG12 6LL

£1,100 Per Calendar Month
£1,096 Deposit



- Modern Detached Home
- Ideal for Professionals & Retired Clients
- Three Bedrooms plus Open Landing with Study/Fourth Bedroom Potential
- Parking for Two Vehicles with Shared Gated Driveway
- No Pets & No Smokers
- Unfurnished Accommodation, Electricity inclusive in the monthly rental charge,
- Spacious Open-Plan Living, Dining & Kitchen
- Main Bedroom with Open En-Suite to the Ground Floor
- Low-Maintenance Rear Garden
- EPC - TBC

Dunedin Place

Eastriggs, DG12 6LL

£1,100 Per Calendar Month & £1,096 Deposit



£1100 per calendar month is inclusive of electricity.

A well-presented and modern three/four bedroom detached home, offered on an unfurnished basis and ideally situated in the heart of Eastriggs. Perfect for professionals and retired clients alike. The property features a spacious open-plan layout to the ground floor, with a generous kitchen and bright living area, ideal for modern living. Also on the ground floor is a large master bedroom with an open en-suite, plus a family bathroom, making the home suitable for all ages and mobility needs. Upstairs, the property offers two single bedrooms and a large open landing which could be used as a study or fourth bedroom. Externally, there is a gated and shared driveway leading to private parking for two vehicles, along with a compact, low-maintenance garden area. Contact Hunters to arrange your viewing!

Landlord Registration Number - 1786387/170/31072

Hunters Registration Number - LARN2102002

Council Tax Band - E

EPC - TBC

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a open-plan living, dining & kitchen, bathroom and master bedroom with open en-suite to the ground floor with a landing/study/bedroom, and two bedrooms to the first floor. Externally there is off-street parking and a low-maintenance rear garden.

Located centrally within Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

Tel: 01387 245898

GROUND FLOOR:

OPEN-PLAN LIVING, DINING & KITCHEN

24'2" x 16'9" (maximum points) (7.37m x 5.11m (maximum points))

Living & Dining Area:

Entrance door from the front, internal door to the master bedroom, open-stairs up to the first floor, two radiators, recessed spotlights, double glazed window to the front aspect and two double glazed windows to the side aspect.

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, space and plumbing for a washing machine, one and a half bowl sink with mixer tap, recessed spotlights, double glazed window to the rear aspect, external door to the side elevation and an internal door to the bathroom.

BATHROOM

9'7" x 6'2" (2.92m x 1.88m)

Four piece suite comprising a WC, pedestal wash basin, bathtub and a shower enclosure with mains shower. Fully-tiled walls, radiator, extractor fan and an obscured double glazed window.

MASTER BEDROOM WITH OPEN EN-SUITE

Bedroom:

Double glazed window with access door to the front aspect, radiator, recessed spotlights and a cupboard housing the wall-mounted gas boiler.

Open En-Suite Area:

Comprising a WC, two pedestal wash basins and a shower enclosure with mains shower. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and a large cupboard with double doors.

FIRST FLOOR:

LANDING/STUDY/BEDROOM

16'9" x 11'5" (5.11m x 3.48m)

Stairs up from the ground floor, double glazed window to the front aspect, double glazed window

to the side aspect, two double glazed Velux windows, recessed spotlights, radiator and five eaves-storage cupboards.

BEDROOM TWO

13'6" x 5'6" (4.11m x 1.68m)

Double glazed window to the front aspect, recessed spotlights, radiator and two eaves-storage cupboards.

BEDROOM THREE

10'0" x 5'6" (3.05m x 1.68m)

Double glazed Velux window, recessed spotlights, radiator and two eaves-storage cupboards.

EXTERNAL:

Access to the property is via a shared driveway with double metal gates. The property benefits parking for two vehicles, with a low-maintenance paved seating area and a gravelled garden area with border to the rear. Additionally, there are two external cold-water taps along with external lighting.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - gent.gasping.impresses

PLEASE NOTE

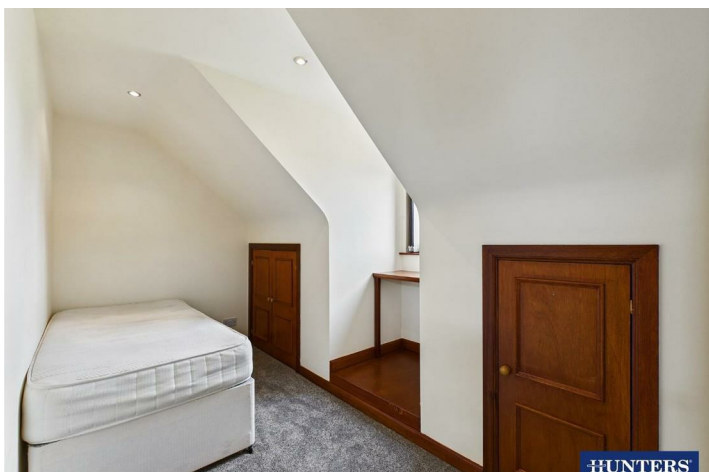
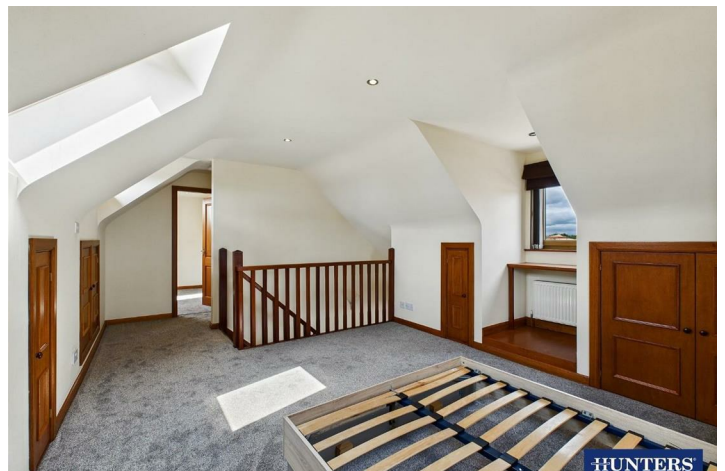
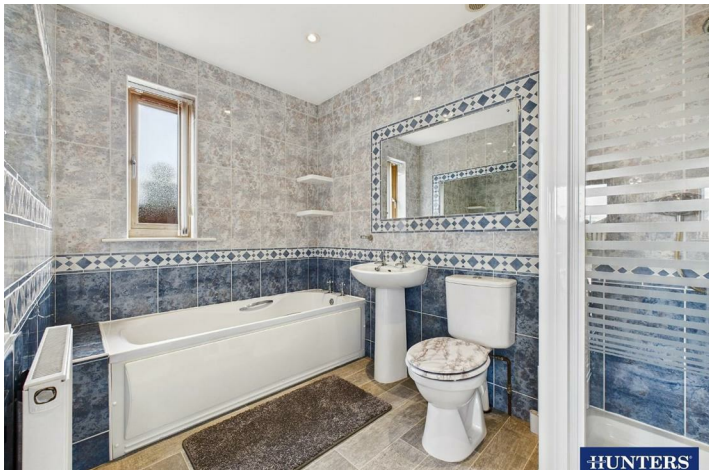
We would like to advise prospective buyer that electric is included within the rental income of £1100 per calendar month.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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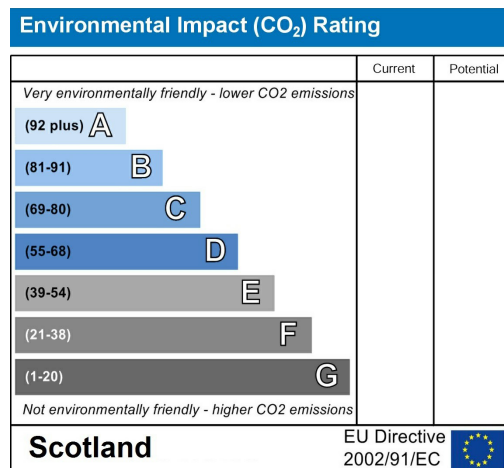
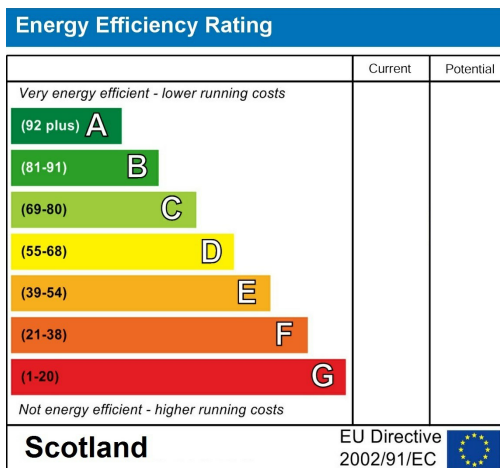






HUNTERS

Energy Efficiency Graph

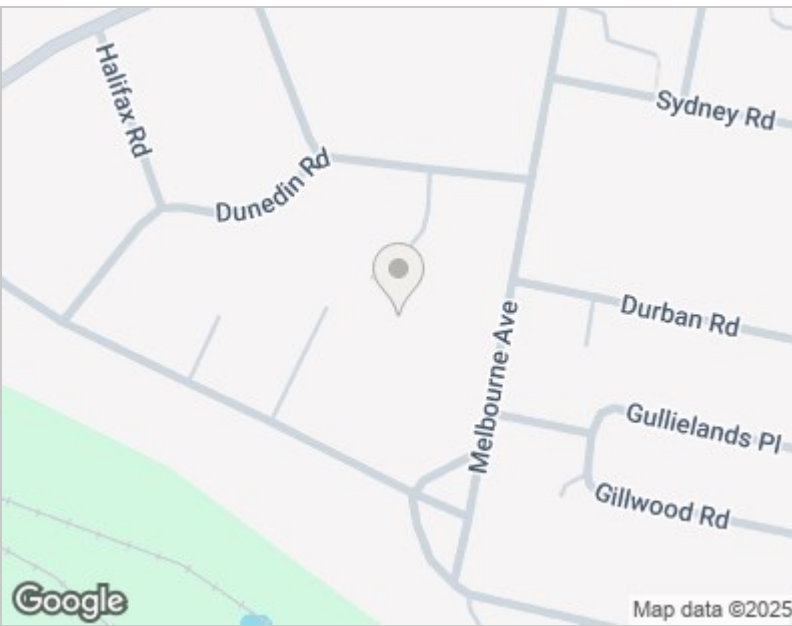


Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01387 245898

Road Map



Hybrid Map





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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