



The Swallows, 4 Holmlea, Ashyards Road

Eaglesfield, Lockerbie, DG11 3PP

Offers Over £320,000



- Exceptional Detached Bungalow
- Spacious Living Room with Adjoining Dining Room
- Utility Room & WC/Cloakroom
- Well-Appointed Family Bathroom & WC/Cloakroom
- Two Double-Gated Driveways plus Detached Garage
- Beautifully Maintained & Versatile Accommodation
- Modern Kitchen with Breakfast Bar
- Three Double Bedrooms with Master En-Suite
- Meticulously Maintained Gardens
- EPC - D

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Beautifully maintained and located on a peaceful private road shared by only three properties, this exceptional detached bungalow offers generous and versatile accommodation, complemented by impeccably manicured gardens, ample parking via two double-gated driveways, and a detached garage. The two reception rooms include a spacious living room with double doors opening seamlessly into the dining room, along with a modern kitchen, practical utility room, three double bedrooms, a well-appointed family bathroom, and a master en-suite shower room. Throughout, the home exudes a warm and welcoming feel, filled with natural light and offering excellent storage options, including multiple built-in cupboards and fitted wardrobes to two of the bedrooms. The gardens have been thoughtfully designed and meticulously maintained by the current owners, with the added benefit of ramped access to the front entrance, making this a rare opportunity for those seeking a home that caters to all mobility requirements.

A viewing is highly recommended to truly appreciate the location, space, and quality of this wonderful property.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - F.

Eaglesfield is a well-situated village in South West Scotland, lying just off the A74(M) motorway and offering excellent connectivity north and south. The village sits approximately 8 miles from Lockerbie and 7 miles from Annan, providing convenient access to both towns and their wide range of services. Within Eaglesfield itself, residents benefit from everyday amenities including a general store, primary school, public hall and a regular bus service linking the surrounding communities. For further facilities such as supermarkets, bakers, butchers, hair and beauty salons, leisure facilities and secondary education, both Lockerbie and Annan are within easy reach by car or bus. The nearby town of Lockerbie also offers a mainline railway station with regular connections to Glasgow, Edinburgh and Carlisle, making the location particularly attractive for those who commute. Surrounded by beautiful countryside, the area also provides excellent opportunities for walking, cycling and enjoying the scenic landscapes of Dumfriesshire.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, utility room, three bedrooms, family bathroom, WC/cloakroom and rear porch, three radiators, and two walk-in cupboards. One cupboard includes power, lighting, and a loft-access point internally, with lighting internally in the second cupboard.

LIVING ROOM

Double glazed sliding patio doors to the front garden, double glazed window to the side aspect, two radiators, fireplace with LPG gas stove, and glazed double doors to the dining room.

DINING ROOM

Double glazed window to the side aspect, radiator, and an internal door to the kitchen.

KITCHEN

Fitted kitchen with breakfast bar, comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level 'slide & hide' electric oven, electric hob, extractor unit, integrated microwave, space for a fridge freezer, one and a half bowl ceramic sink with mixer tap, larder unit with lighting, under-counter lighting, recessed spotlights, radiator, and a double glazed widow to the rear aspect.

UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, freestanding oil-fired boiler, one bowl stainless steel sink with mixer tap, radiator, extractor fan, and a double glazed window to the porch.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower unit. Fully-tiled walls, tiled flooring, chrome towel radiator, extractor fan, and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and fitted wardrobes.

BEDROOM THREE

Double glazed window to the front aspect, radiator, and fitted wardrobes with sliding doors.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bathtub with mains shower over. Fully-tiled walls, tiled flooring, chrome towel radiator, extractor fan, and an obscured double glazed window.

WC/CLOAKROOM

Two piece suite comprising a WC and vanity unit with wash basin. Part-tiled and part-boarded walls, tiled flooring, chrome towel radiator, and an extractor fan.

REAR PORCH

Double glazed windows to the rear aspect, external door to the rear garden, recessed spotlights, radiator, and tiled flooring.

EXTERNAL:

Front Garden & Driveway:

To the front of the property, a double-gated driveway provides off-street parking for up to three vehicles, with an additional gated driveway offering space for a further vehicle in front of the detached garage. The front garden is designed for low maintenance, featuring a paved patio and gravelled area, with access gates on both sides of the bungalow leading to the rear garden. The front entrance is also suitable for wheelchair access.

Rear Garden:

The enclosed rear garden offers a pleasant and private outdoor space, laid mainly to lawn with well-established floral borders, a raised planting area, gravelled section, timber garden shed, and an external cold water tap.

GARAGE

Detached single garage complete with manual up and over garage door, pedestrian access door, power and lighting internally.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - sway.starred.propose

AML DISCLOSURE:

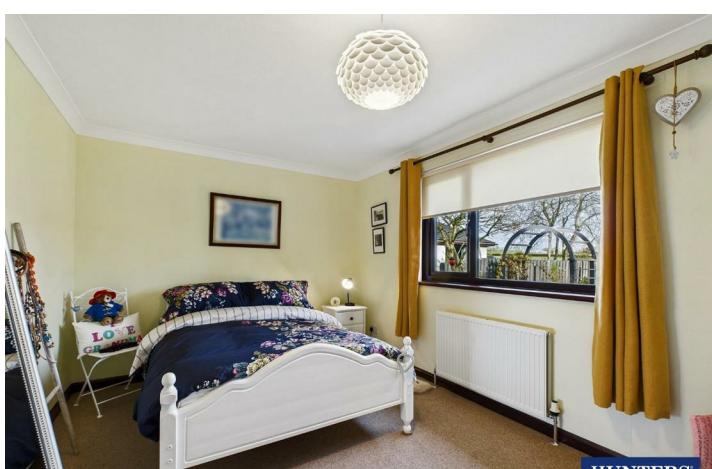
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HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan







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Energy Efficiency Graph

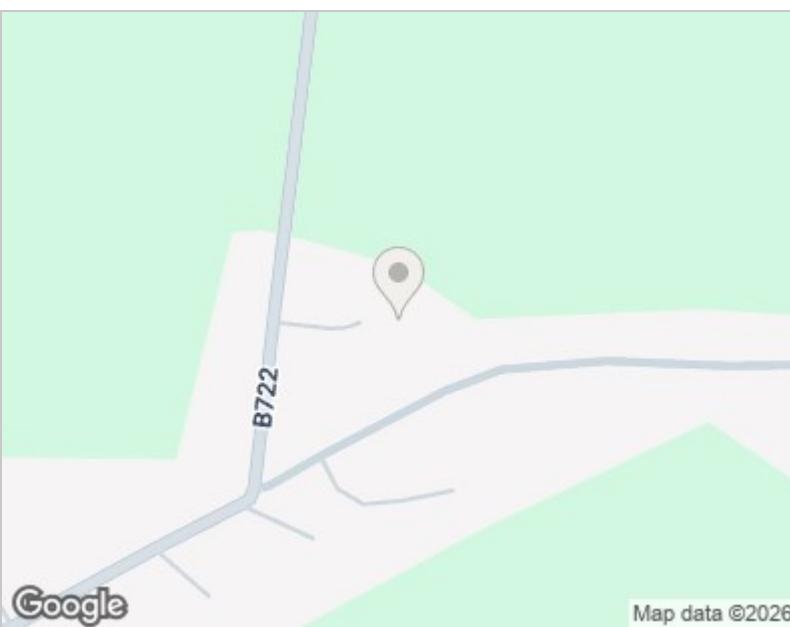
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

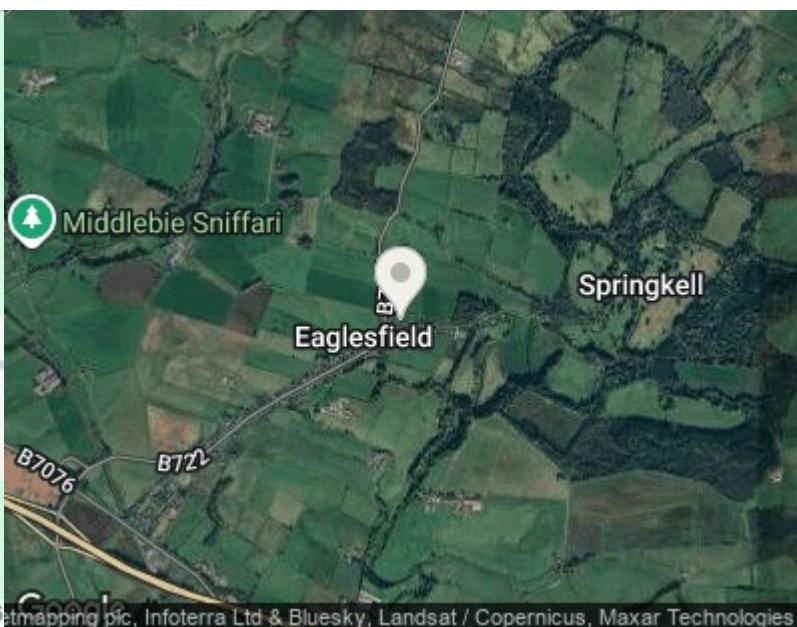
Viewing

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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Tel: 01387 245898



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