



Netherby House, Eaglesfield, Lockerbie, DG11 3PD

Offers Over £170,000

**CD** Rural

## Netherby House, Eaglesfield, Lockerbie, DG11 3PD

- Four bedroom end terraced property
- Spacious Living/Dining room with woodburning stove
- Large modern four piece bathroom
- LPG Gas Central Heating
- Double detached garage
- Private parking
- Large south facing rear garden
- No onward chain
- £10,000 below home report valuation

Spacious and versatile four bedroom end of terrace property with open plan living/dining room, LPG gas central heating, off-street parking, a double garage and large south facing rear garden.

**Council Tax band:** E

**Tenure:** The Scottish Heritable Title

**EPC Energy Efficiency Rating:** F

**C&D Rural**



Netherby house is a spacious and versatile end of terrace property located in the pleasant village of Eaglesfield. It features four bedrooms, an open plan living/dining area, a kitchen including utility room, a conservatory and a large family bathroom. Externally the property benefits from a double garage, private parking and a large south facing garden.

### **The Accommodation**

The property is entered via a welcoming porch, which leads through an internal glass door into an impressive and spacious hallway. Finished with stylish grey wood-effect flooring that flows seamlessly throughout the ground floor.

From the hallway, you are drawn into a substantial open-plan sitting and dining area. This versatile room features both a charming wood-burning stove with an attractive surround, providing a striking focal point, and a gas fire on the back wall which houses the back boiler. The dual-aspect windows allow an abundance of natural light to flood the space, enhancing the sense of openness. There is ample room to accommodate a large dining table, making this an ideal setting for both everyday living and entertaining. The flexible layout offers excellent potential to tailor the space to suit a variety of needs.



The kitchen is generously proportioned and positioned to the rear of the property, offering a practical layout. Fitted with a range of cream wall and base units and tile surround, it features a stainless steel sink with mixer tap, a freestanding cooker with extractor, and ample space for additional white goods. Leading off the kitchen is a particularly useful adjoining space, currently utilised to accommodate a fridge freezer. This versatile room offers excellent potential as a dedicated utility area and benefits from convenient access back through to the main hallway. In addition, there is a generous under-stair cupboard, providing valuable storage space for everyday household items. The kitchen also benefits from loft access and continues through to a conservatory with tiled flooring. The conservatory provides an additional light-filled living space, with direct access onto a decking area—ideal for outdoor dining and entertaining.

The first floor opens onto a bright and spacious landing, complete with a large built-in storage cupboard and access to the loft, providing excellent practicality. The property offers four generous bedrooms, three are situated to the front elevation, with the fourth enjoying views over the rear garden. All rooms are finished with a contemporary grey carpet, creating a modern feel, while their generous proportions and large windows ensure each space is bright, airy, and welcoming.

The recently refitted family bathroom has been tastefully designed. It features a freestanding bath, a separate electric shower with glass screen, WC, and a vanity unit with wash hand basin. Finished with modern tiling and grey wood-effect flooring, the space is enhanced by dual-aspect windows, allowing plenty of natural light to create a bright and airy atmosphere.



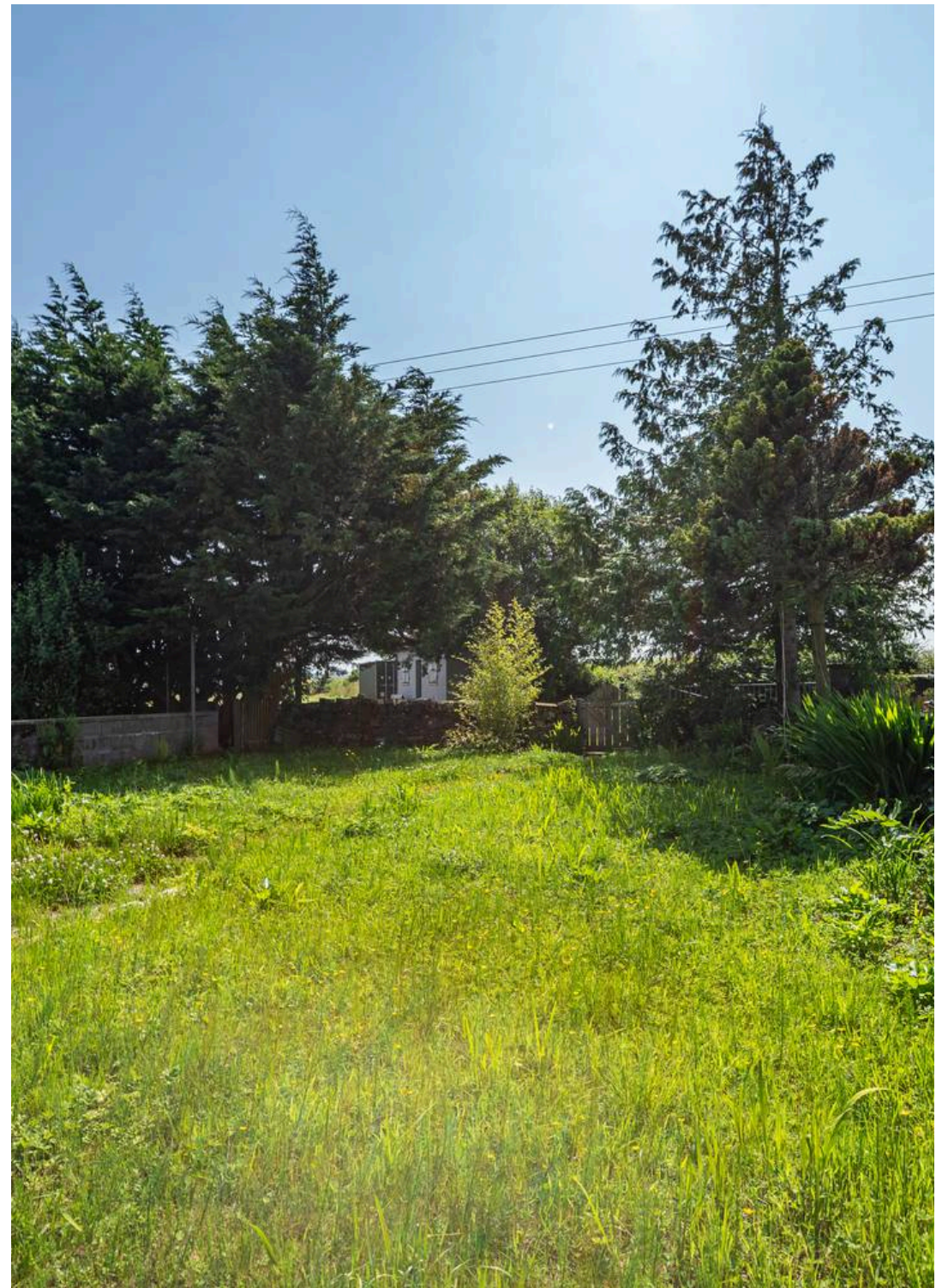
Externally, the property has a large rear garden featuring a decking area and generous lawn providing the perfect space for relaxation. Access to the back of the property can be gained around the back of the terrace, this leads to a detached garage and private off-road parking for two cars, a gate then leads to the rear garden which features a decking area and large lawn, a gate at the end of the garden provides direct access to a nearby football pitch and park, making this an excellent choice for families and those seeking easy access to open green space.

### **What Three Words:**

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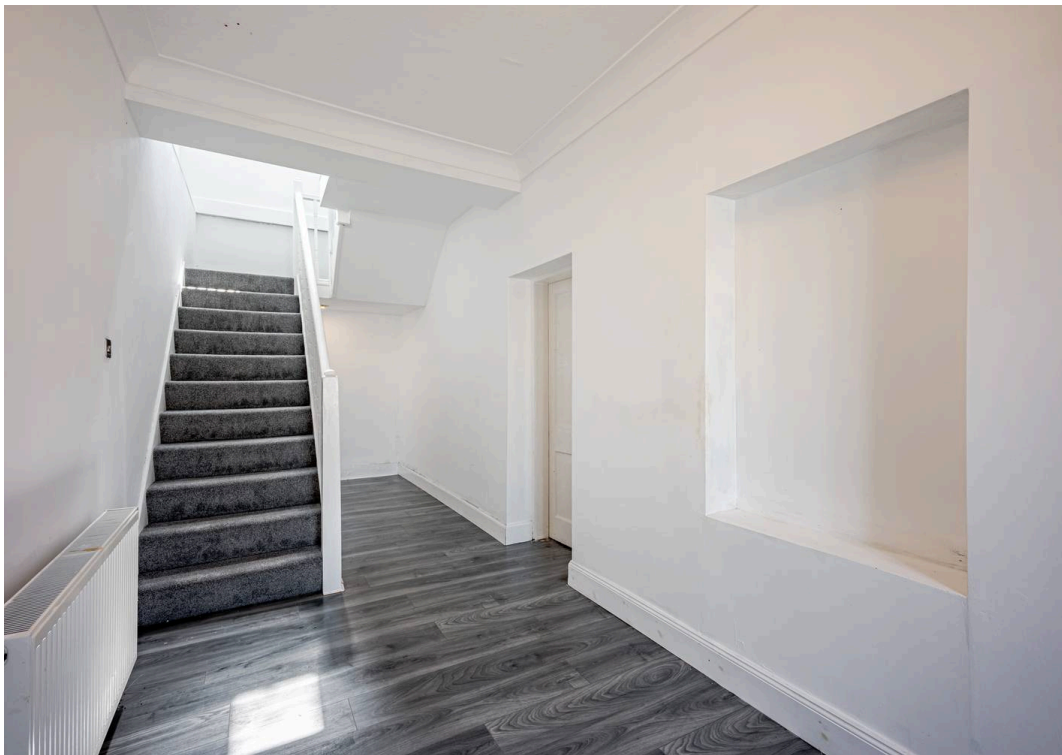
### **Location Summary**

The property is situated in the village of Eaglesfield which enjoys a rural yet accessible location, with the M74 located only 1 mile away, excellent railway links and bus services and Carlisle Airport 20 miles away. Eaglesfield benefits from local amenities including a shop/post office, church, village hall and primary school and is within the catchment area of the popular Lockerbie Academy. Dumfriesshire is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare offering a lifestyle property for country pursuits including golf courses at Lockerbie and Powfoot.



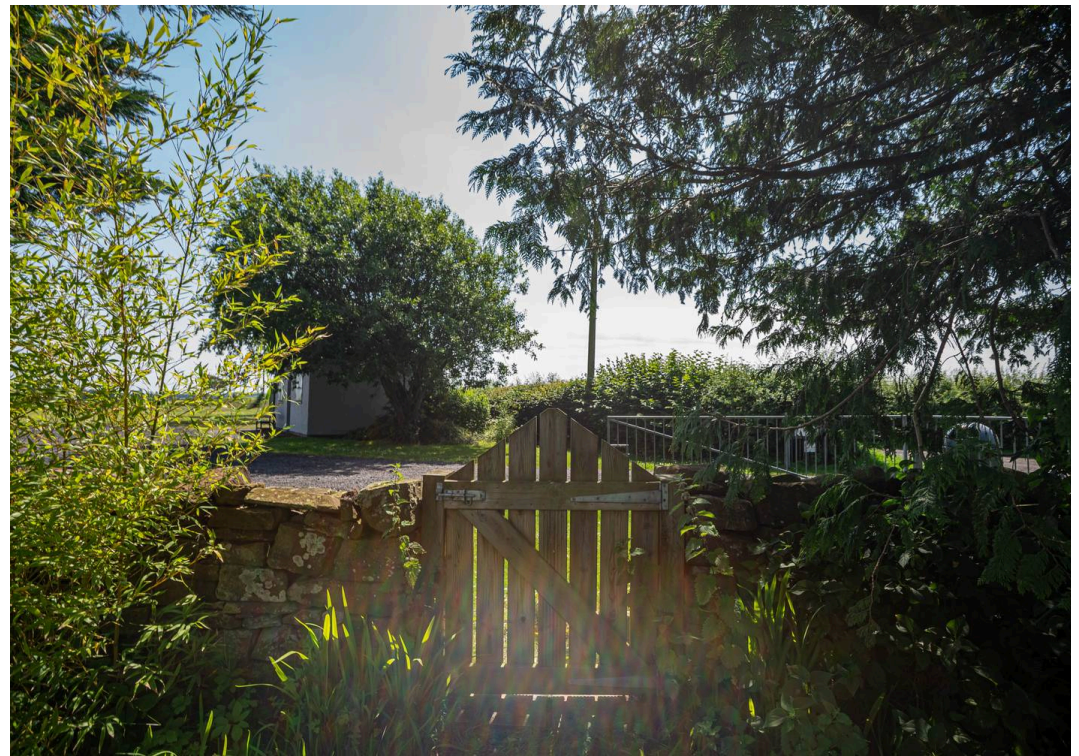
















## General Remarks & Stipulations

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates- arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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