Annan
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Offers Over £225,000

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Melville, Burnbank Street
Ecclefechan, Lockerbie, DG11 3DH













Lovely detached cottage with upper floor in the quiet village of Ecclefechan. The property is in walk in condition and offers spacious accommodation and a large private garden to rear. The property is close to local shops and doctors surgery and Annan and Lockerbie are just a short drive away for larger amenities, commuter links including train stations and Secondary Schools. Viewing of this property is a must to fully appreciate all it has to offer.

Features

Tastefully decorated and in move in condition
Spacious accommodation
Lovely long back garden with open outlook
Within walking distance of local shops
Short drive to larger amenites and commuter links
Good access to A74 north and south

Accommodation

Interior

Ground floor

Two reception rooms, bedroom, bathroom, kitchen, storage and utility porch.

First floor

Two bedrooms

Exterior

Driveway to side. Small chipped and grass area to front.

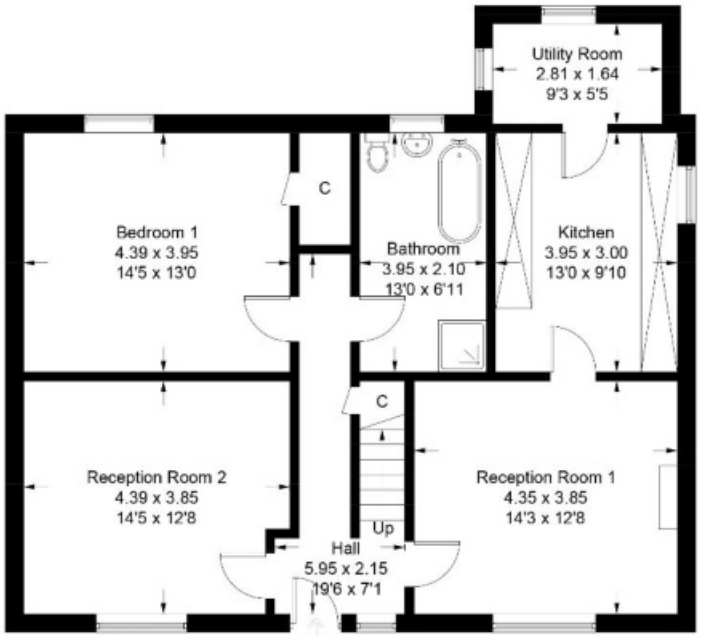
The rear is sectional laid out with chipped, grass areas with flower and shrub borders.

Garage with power and light

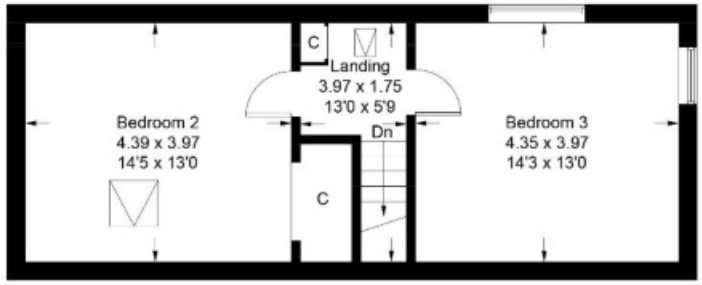
Garden sheds with power and light

Mellville, Ecclefechan

Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1347241)

Situation
ECCLEFECHAN

This small quiet village is famous for being the birthplace of Thomas Carlyle. It is also well known for its named Ecclefechan Tarts. Ecclefechan is 6.3 miles south of Lockerbie, five miles north of Annan and eight miles northwest of the English border. It gives ready access to major road links both north and south. Ecclefechan has small local amenities, Primary School and Doctors Surgery. Plenty of countryside walks and views.

ANNAN

Annan is a town on the north shore of the Solway Firth and is just eight miles from the English border. Annan lies on the east side of the River Annan and gives access to the Annan harbour. Annan enjoys easy access to major road links both north and south. The Royal Burgh of Annan has a bustling high street with a good range of locally run shops, supermarkets and several cafes and restaurants. It has a selection of leisure facilities and has both primary and secondary schooling. Annan station has commuter links between Carlisle, Dumfries and Glasgow.

LOCKERBIE

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

Fixtures and Fittings
All floor coverings, light fittings and blinds.

Services
Mains electricity, water and drainage.

Central heating is provided by an oil fired Warmflow boiler, which is housed in the ground floor bedroom cupboard and serves wall mounted radiators throughout the property.

Domestic hot water is provided by the central heating boiler, on demand. As the boiler is of a combi design, no additional water storage tanks are
required in the property.

EPC
E

Council Tax
C

Offers
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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Interested in this property?

Annan
Call 01461 202 866/867

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211









Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.