



Haggsmount, Burnbank, Ecclefechan, Lockerbie  
DG11 3ED

Offers Over £350,000



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# Haggsmount, Burnbank, Ecclefechan, Lockerbie, DG11 3ED

## DESCRIPTION

Presented to the market in pristine condition and newly decorated throughout, this exceptional executive Detached home offers generous, versatile living space and occupies a substantial plot with scope to landscape and design to your own taste. A standout feature of the ground floor is the spacious kitchen—dining room, fitted with an extensive range of units and flowing seamlessly into the charming sunroom—a warm and inviting space perfect for year-round enjoyment, overlooking the private rear garden. The dual-aspect living room, complete with a feature stove, provides an elegant setting for relaxation, with double doors opening into the formal dining room for effortless entertaining. The property also benefits from a ground-floor double bedroom with en-suite, offering excellent flexibility for guests, multi-generational living, or a private home office. Upstairs, a striking galleried landing leads to three further well-proportioned double bedrooms and a modern family bathroom, creating a superb layout ideal for families of all sizes. Available with no onward chain, this impressive home is ready for immediate occupation and offers a rare opportunity to secure a beautifully presented property in one of the area's popular village settings. Contact Hunters to schedule your viewing today.

Utilities, Services & Ratings:  
LPG Central Heating and Double Glazing Throughout.  
EPC - C and Council Tax Band - tbc

Ecclefechan is a picturesque and well-connected village, located just south of Lockerbie, combining a warm community atmosphere with everyday convenience. The village offers a good range of local amenities, including the popular Cressfield Hotel with its pub and restaurant, a handy convenience store, and a well-regarded doctors surgery and primary school, making it particularly appealing to families. Commuters benefit from excellent transport links, with the A74(M) only minutes away, providing swift connections north to Glasgow and Edinburgh and south towards Carlisle and the Borders. For rail travel, Lockerbie Railway Station is within easy reach, offering direct services on the West Coast Mainline for fast and reliable journeys both north and south.



# ROOMS

## Ground Floor

### Entrance Hallway

A welcoming entrance hallway leads into this beautiful executive home, featuring a stunning glazed gallery landing that immediately sets the tone for the elegance throughout.

### Cloakroom/WC

Conveniently located off the hallway, the cloakroom includes a wash hand basin, WC, window, and radiator.

### Bedroom 4

A versatile ground-floor bedroom, ideal for guests or flexible living arrangements. Benefits include a front-facing double-glazed window, radiator, and a built-in wardrobe with mirrored doors.

### Ensuite

A modern wet-room style ensuite incorporating an electric shower area, pedestal wash hand basin, low-level WC, double-glazed window, and radiator.

### Living Room

A superb dual-aspect reception room with windows to both the front and side elevations. Features include a stylish stove and a radiator, creating a warm and inviting living space.

### Dining Room

Accessed through double-glazed internal doors from the living room. This bright dining area boasts double-glazed French doors opening to the rear garden, along with a radiator.

### Family Dining Kitchen

The heart of the home incorporating fitted base and wall units with complementary work surfaces, stove, integrated dishwasher, and sink unit. A rear-elevation window overlooking the rear garden with radiator.

### Sunroom

A delightful sunroom overlooking the beautiful rear garden. French doors open onto the entertainment area, and the room includes a radiator for year-round comfort

### Rear Hall

Provides access to the rear garden via a double-glazed door and includes a walk-in pantry for additional storage.

### Utility Room

A practical utility room equipped with plumbing for an automatic washing machine, a sink unit, storage cupboards, and a window overlooking the rear garden.

### Boiler Room

Housing the central heating boiler and includes a narrow staircase leading to the loft area located above the garage

## First Floor

### Bedroom 1

A spacious master bedroom featuring a dual-aspect layout with a front-elevation window and a double-glazed roof window to the rear. Includes a radiator and ample space for furnishings.

### Bedroom 2

A rear-facing double bedroom with a double-glazed window and radiator, offering lovely views over the garden

### Bedroom 3

A front facing double bedroom featuring a window to the front-elevation window, radiator, and a useful storage area

### Bathroom

A well-appointed family bathroom featuring a walk-in shower cubicle, panelled bath, vanity sink unit, and WC.

A double-glazed roof window and heated towel rail complete this stylish space.

### Externally

The property enjoys an impressive plot, featuring an extensive driveway providing ample off-road parking and leading to the integral garage for secure storage or additional vehicle space.

To the rear, the generous garden offers a blank canvas—the perfect opportunity for buyers to create their own bespoke outdoor retreat, whether that includes formal landscaping, family-friendly spaces, or a contemporary entertaining area.

### Please Note

Would like to advise prospective buyers Haggsmounts benefits from servitude right of access to approach the property.

We would like to advise prospective buyers a commercial development has been approved to the outskirts of the village - 24/1072/PAN

### 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.

### Aml Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2455 ft<sup>2</sup>

228.1 m<sup>2</sup>

Reduced headroom

110 ft<sup>2</sup>

10.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

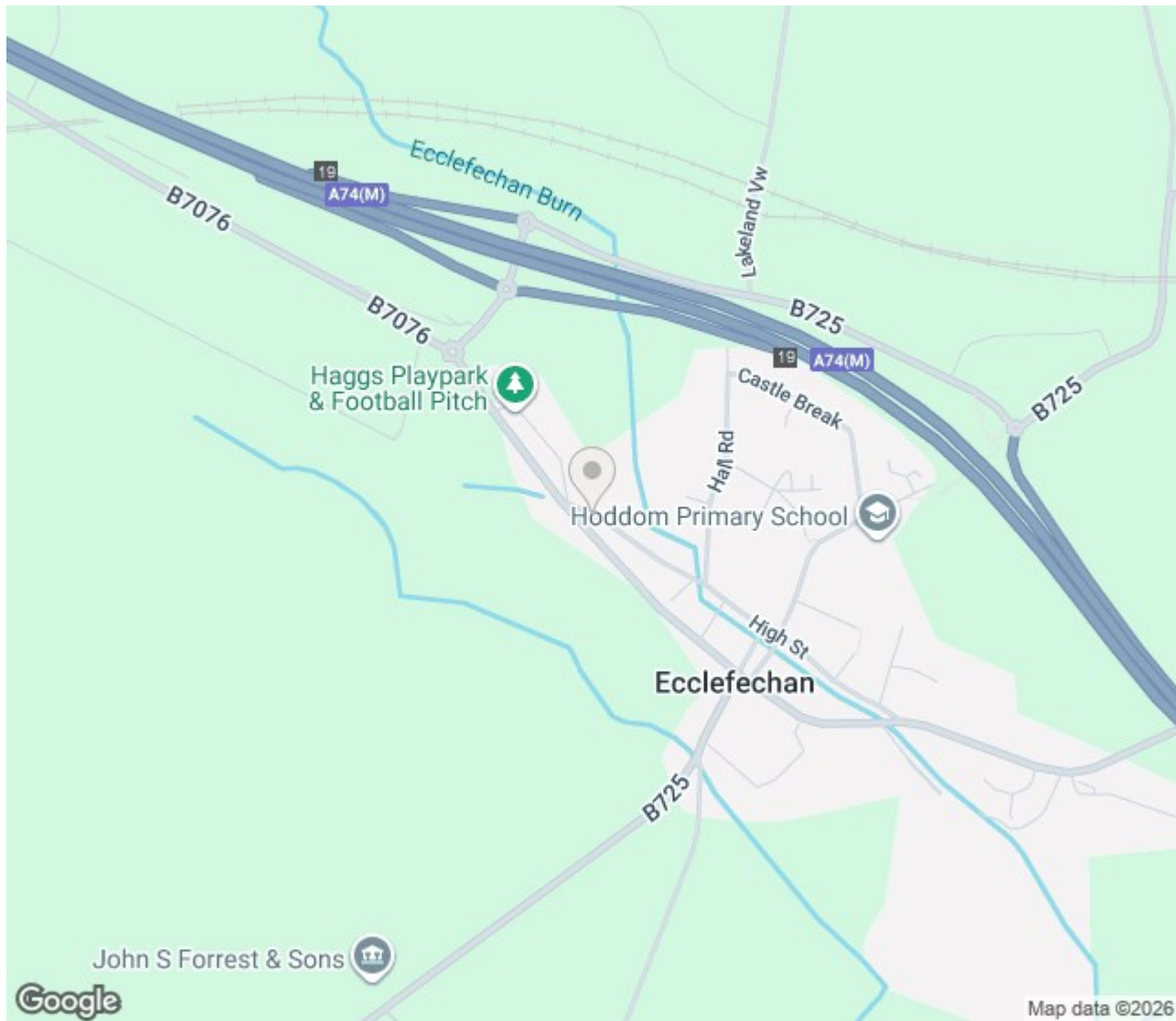
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

### 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.

**Bridgend, High Street, Annan, DG12 6AG | 01387 245 898| [centralhub@hunters.com](mailto:centralhub@hunters.com)**

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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.

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