Hove, Eaglesfield
Lockerbie
DG11 3PA
Offers in the region of £200,000

www.JHSLAW.co.uk

01387 739000

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Hove, Eaglesfield, Lockerbie, DG11 3PA

PROPERTY SUMMARY

This detached sandstone is property set within a generous plot in the popular village of Eaglesfield, offering spacious accommodation and excellent potential for modernisation.

The property provides five bedrooms, two reception rooms, a kitchen, bathroom, utility room and attached outbuilding, together with a large wraparound garden and detached garage.

While requiring refurbishment throughout, the property presents an exciting opportunity to create a substantial family home tailored to individual requirements.

Ideally located close to local schooling, the M74 and the towns of Annan and Lockerbie, with excellent transport links to Carlisle, Glasgow and Edinburgh.

EPC:

- ***Traditional Detached Family Home***
- ***Large Wraparound Garden***
- ***Refurbishment Potential***
- ***Spacious Accommodation***
- ***Flexible Living Arrangements***
- ***Good Transport Links***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers in the region of £200,000

Property Description

A sizeable detached sandstone property set within a generous plot in the charming village of Eaglesfield. While the property would benefit from a degree of refurbishment and modernisation throughout, it presents an excellent opportunity to acquire a substantial family home with considerable potential.

The accommodation is arranged over two floors. The ground floor comprises an entrance vestibule, hall, lounge, sitting room, kitchen, bathroom, rear hall, store/utility room and attached outbuilding. On the first floor, there are five bedrooms, including four spacious double bedrooms and a single bedroom.

Externally, the property occupies a large wraparound garden, offering considerable scope for landscaping and a variety of garden designs. The garden is currently predominantly laid to lawn, with a paved pathway leading from the garden gate to the front door and a further path running around the perimeter of the property. There is also a detached garage, which is currently in a dilapidated condition.

Eaglesfield is a charming historic village set amidst the picturesque Annandale countryside. Ideally positioned approximately 6 miles from Annan and 10 miles from Lockerbie, the village is just one mile from the M74, offering excellent road links to Carlisle, Glasgow and Edinburgh.

Eaglesfield Primary School is conveniently located adjacent to the property, with secondary education available at Annan Academy and Lockerbie Academy. Lockerbie railway station provides regular services to Glasgow and Edinburgh, with journey times of around one hour, while Annan also offers a range of rail connections.

Everyday amenities are readily accessible in the nearby towns, including shops, cafés, medical facilities, post offices and other local services, making the location well suited to both families and commuters.

Entrance Vestibule

5'2" x 5'2" or thereby
Upon entering the property, the vestibule provides an attractive introduction to the home, featuring Minton style tiles and an internal glazed door leading through to the entrance hall.

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Entrance Hall
The entrance hall provides access to the ground-floor accommodation, with stairs leading to the first floor.

Lounge
15'1" x 12'5" or thereby
A well-proportioned lounge featuring an open fire with tiled surround and hearth.

Sitting Room
13'9" x 12'1" or thereby
The second generous reception room offers a versatile space that could also be utilised as a dining room or additional bedroom, if required.

Kitchen
13'1" x 12'9" or thereby
The kitchen is fitted with a range of wall and base units and complementary work surfaces. There is an integrated electric oven and hob with extractor hood above, together with a stainless-steel sink and drainer. Several spaces are incorporated for freestanding appliances. A useful built-in shelved pantry provides additional storage while a large feature fireplace forms a focal point of the room.

Bathroom
10'2" x 5'2" or thereby
The bathroom comprises a bath with mixer tap and shower attachment, wash hand basin and WC.

Rear Hall
Located to the rear of the entrance hall, the rear hall provides access to the store/utility room and attached outbuilding, as well as the rear garden.

Store/Utility
6'10" x 5'10" or thereby
The store/utility room benefits from two built-in cupboards and plumbing for white goods, providing useful additional storage and utility space.

Outbuilding
17'0" x 14'1" or thereby
An undeveloped attached outbuilding with two external doors providing direct access to the rear garden.

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Bedroom One
13'1" x 13'1" or thereby
A spacious double bedroom overlooking the rear garden.

Bedroom Two
14'1" x 11'9" or thereby
A further generous double bedroom enjoying excellent natural light from dual-aspect windows overlooking the front and side gardens.

Bedroom Three
14'1" x 10'9" or thereby
Another well-proportioned double bedroom with dual-aspect windows overlooking the front and side of the property.

Bedroom Four
13'1" x 10'2" or thereby
The fourth spacious double bedroom is positioned to the rear of the property and overlooking the garden.

Bedroom Five
8'10" x 7'2" or thereby
A single bedroom, offering a range of potential uses.

Outside
The property occupies a generous wraparound garden, providing an excellent outdoor space with potential for landscaping and enhancement. The garden is currently predominantly laid to lawn, creating a sizeable area that could be adapted to suit individual needs. A paved pathway leads from the garden gate to the front door, with a further path extending around the perimeter of the property. Mature boundaries provide a good degree of privacy, while there is also scope for off-street parking. A detached garage is located within the grounds, although this is currently in a dilapidated condition.

Viewing Arrangements
Please contact JHS LAW on (01387) 739000 to arrange a viewing.

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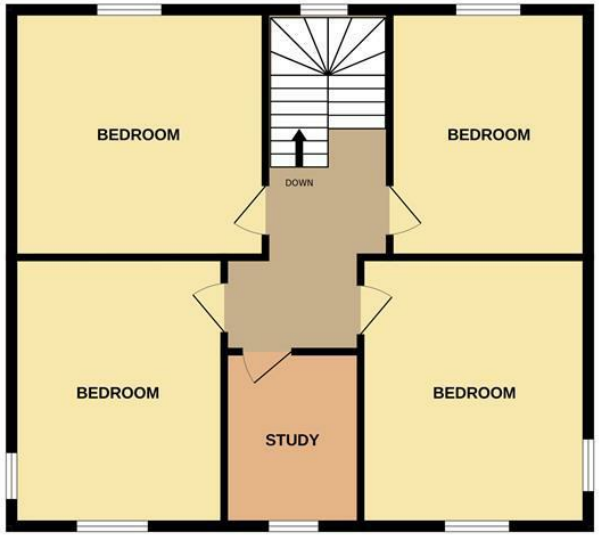
GROUND FLOOR

1ST FLOOR



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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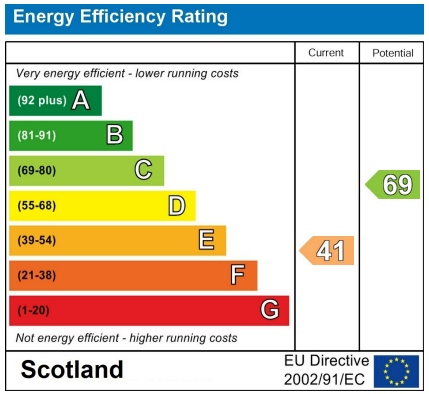
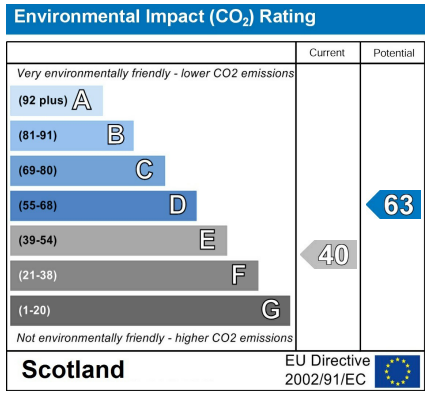
House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Detached	Freehold	E	E	E





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

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