

HUNTERS®

HERE TO GET *you* THERE



Savannah, Main Road

Ecclefechan, DG11 3BT

Offers Over £390,000



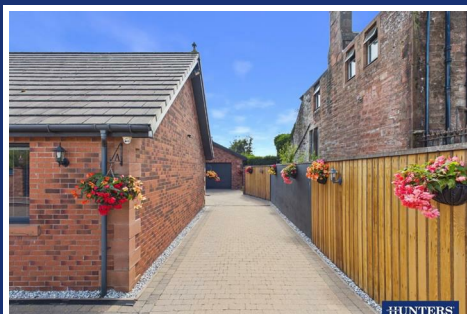
- Executive Detached Bungalow in the Heart of Ecclefechan Village
- Outstanding Open-Plan Living, Dining and Kitchen with Bi-Folding Doors and Central Island
- Luxurious Sauna within the Master Bedroom En-Suite
- Low-Maintenance Gardens and Driveway with Ornate Electric Gate
- Underfloor Heating and Solar PV Panels for Added Efficiency
- Finished to an Exceptional Standard and Specification Throughout
- Four Double Bedrooms, Two with En-Suite Facilities
- Family Bathroom, Two Utility Rooms, Office and a WC/Cloakroom
- Detached Double Garage with Electric Door and Adjoining Carport
- EPC - C

Tel: 01387 245898

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Savannah is an exceptional four-bedroom executive detached bungalow, occupying a desirable position in the heart of Ecclefechan and offering an outstanding standard of accommodation throughout. Individually built by the current owner and completed to an exacting specification, the property provides a bright, deceptively spacious and thoughtfully designed layout, with a superb open-plan kitchen, dining and living area forming the heart of the home. The beautifully appointed kitchen features an extensive range of cabinetry, a central island with breakfast bar and bi-folding doors opening directly onto the garden, while a bespoke wood-burning stove creates a striking focal point within the living and dining space. All four bedrooms are generous doubles, with two benefiting from en-suite facilities, including an impressive master bedroom with a luxurious en-suite and private sauna. Two utility rooms, a dedicated home office and a WC/cloakroom add further practicality, while underfloor heating throughout and solar PV panels enhance the property's comfort and energy efficiency. Externally, the impeccably maintained gardens have been thoughtfully landscaped for low-maintenance enjoyment, with an ornate electric gate opening onto a generous driveway. A detached double garage with an electric door, adjoining carport, and an EV charging facilities completes this truly distinctive home, which represents a rare opportunity to acquire a bungalow of this exceptional quality and specification. Contact Hunters today to arrange your private viewing of Savannah.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - F.

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.

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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front with two obscured double glazed side panel windows, internal door to the hallway, tiled flooring, recessed lighting, and a built-in cupboard.

HALLWAY

Internal double doors to the open-plan living, dining and kitchen, additional doors to the master bedrooms, bedroom two, bedroom three and family bathroom, tiled flooring, recessed lighting, loft-access point, and a built-in cupboard.

OPEN-PLAN LIVING, DINING & KITCHEN:

LIVING AND DINING AREA

Double glazed window to the front aspect, tiled flooring, recessed lighting, and a freestanding 'Aduro' wood-burning stove.

KITCHEN AREA

Contemporary fitted kitchen with central island and breakfast bar, comprising a range of handleless base, wall, drawer and tall units with granite worksurfaces and splashbacks above. Integrated eye-level NEFF electric double oven with grill, NEFF five-ring electric hob, NEFF designer extractor unit, integrated dishwasher, under-counter wine fridge, space for an American-style fridge freezer, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, recessed lighting, tiled flooring, internal door to the utility room, and double glazed bi-folding patio doors to the rear garden.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, underfloor heating, recessed lighting, two built-in cupboards, and an internal door to the en-suite.

En-Suite Shower Room with Sauna:

Comprising a WC with enclosed cistern, vanity unit with inset wash basin, a walk-in shower enclosure benefitting a mains shower with rainfall shower head and body-jets. Fully-tiled walls, tiled flooring, fitted television, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window. The sauna includes a glass frontage and door, with timber walls, tiled flooring, bench-seating and recessed lighting internally.

BEDROOM TWO

Double glazed window to the front aspect, underfloor heating, and a built-in cupboard.

BEDROOM THREE

Double glazed window to the rear aspect, and underfloor heating.

FAMILY BATHROOM

Three piece suite comprising a WC with enclosed cistern, vanity unit with inset wash basin, and a bathtub. Part-tiled walls, tiled flooring, chrome towel radiator, recessed lighting, LED mirror, extractor fan, and an obscured double glazed window.

UTILITY ROOM

Fitted base, wall and tall units with worksurfaces and tiled splashbacks above. Space with plumbing for a washing machine, tiled flooring, radiator, recessed lighting, extractor fan, internal doors to bedroom four and the second utility room, and an external door to the rear garden.

BEDROOM FOUR & EN-SUITE

Bedroom Four:

Double glazed sliding patio door to the rear carport, double glazed Velux window, tiled flooring, recessed lighting, and internal doors to the en-suite and walk-in wardrobe. The walk-in wardrobe includes fitted shelving and lighting internally.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

SECOND UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space for a tumble dryer, under-counter oil-fired boiler, one bowl stainless steel sink with mixer tap, chrome towel radiator, tiled flooring, recessed lighting, extractor fan, and an internal door to the office.

OFFICE

Tiled flooring, two double glazed Velux windows, and an internal door to the WC/cloakroom.

WC/CLOAKROOM

Two piece suite comprising a WC and a vanity unit with wash hand basin. Part-tiled walls, tiled flooring, chrome towel radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a block-paved driveway, accessed via an ornate electric gate, with a matching pedestrian gate providing separate access to the plot. The low-maintenance shillied front garden features a selection of mature bushes, shrubs and flowering plants. An EV charging point is conveniently positioned on the front elevation of the bungalow.

Rear Garden:

To the rear is a block-paved garden area, providing space for additional vehicle parking or outdoor seating and entertaining, alongside two small areas of artificial lawn. The rear garden also benefits from a retractable canopy positioned above the kitchen bi-folding doors, creating a sheltered space for outdoor dining and relaxation. Access is available from the rear garden into the detached garage and adjoining carport. External lighting is installed across the front, side and rear elevations of the property, with additional lighting positioned along the driveway boundary wall.

DETACHED GARAGE & CARPORT

Detached Garage:

Electric sectional garage door, pedestrian access door from the carport, power sockets, lighting, fitted shelving, and a stainless steel dog grooming station.

Carport:

Vehicular accessible and benefitting a large skylight lantern window, and recessed lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///detergent.match.structure](#)

AML DISCLOSURE:

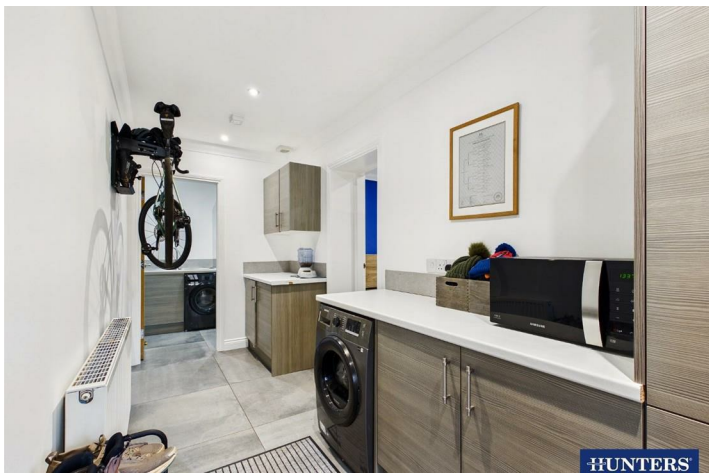
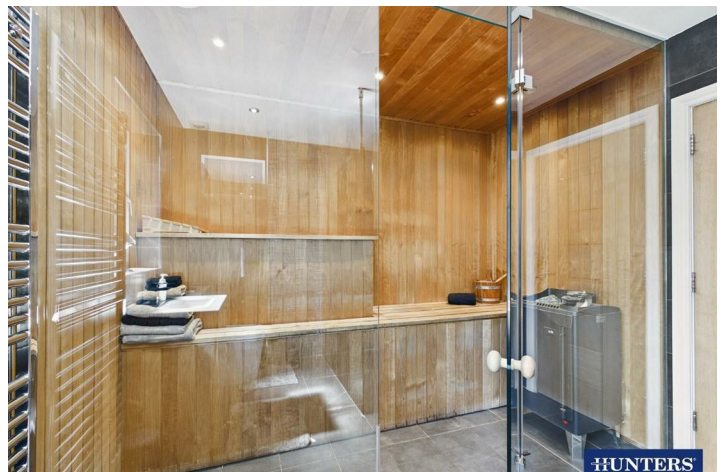
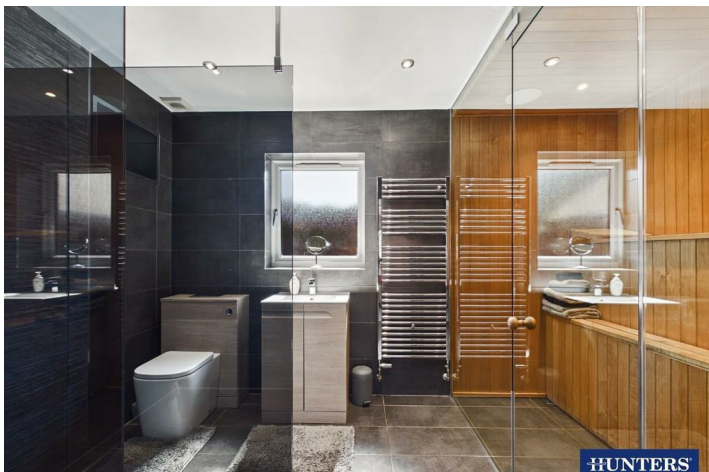
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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.

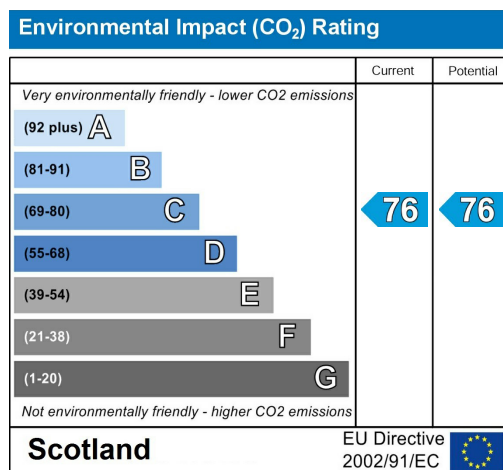
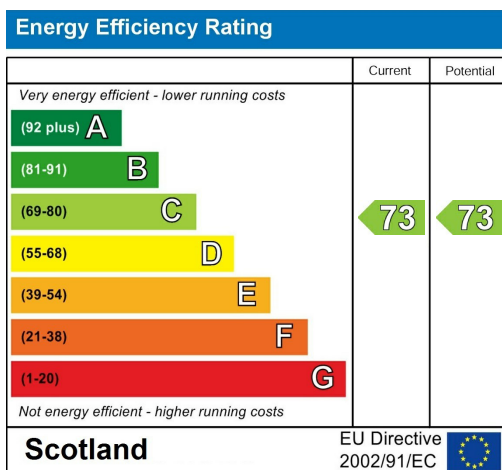
Floorplan







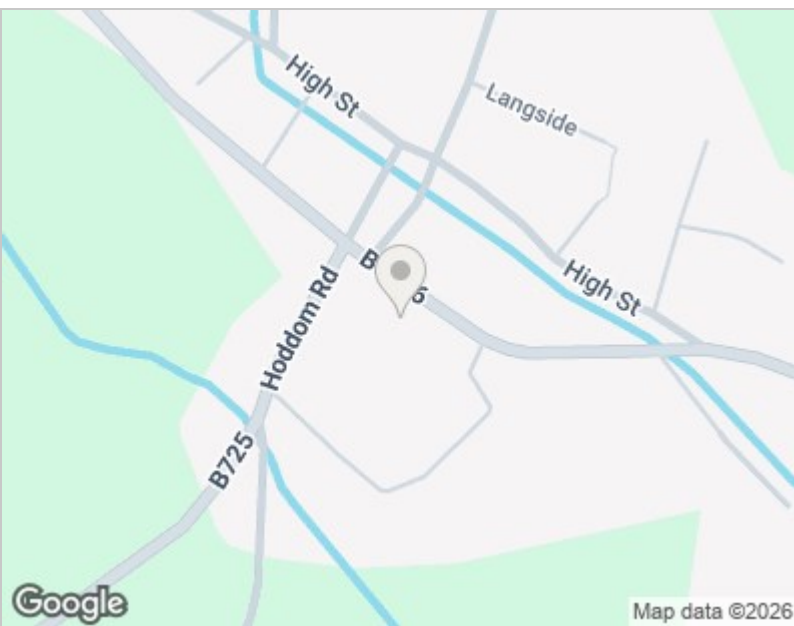
Energy Efficiency Graph



Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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. 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.

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