HUNTERS®

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Plot 1, Land Adjacent To Valentine House

Sunnybrae, Eaglesfield, DG11 3NY

Asking Price £250,000

3 2 1

- mpressive Brand-New Semi-Detached Bungalow
- Smart Red-Brick Exterior with Contrasting Anthracite Windows and Doors
- Comfortable Separate Living Room and Beautifully Appointed Family Bathroom
- Attractive Enclosed Garden and Private Driveway Parking
- Seven-Year Architect's Guarantee and Five-Year Heating Warranty
- Thoughtfully Designed Single-Storey Accommodation
- Generous Dining Kitchen with Adjoining Utility Room
- Three Well-Proportioned Bedrooms with Master En-Suite
- Energy-Efficient Air-Source Heat Pump and Solar Panels
- Attractive Position towards the Outskirts of Eaglesfield

Tel: 01387 245898

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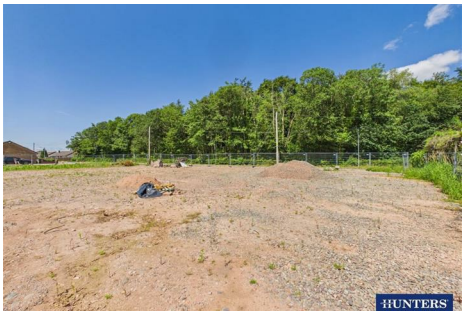

This impressive, brand-new three-bedroom semi-detached bungalow will offer beautifully designed single-storey accommodation, thoughtfully arranged to complement modern living. Constructed by the highly regarded local building company L Murray Builder LTD, the property has been designed with quality, efficiency and comfort at its heart.

Finished to an attractive contemporary specification, the property will feature a smart red-brick exterior complemented by contrasting anthracite grey windows and doors. The spacious interior will comprise a welcoming hallway, a comfortable separate living room and a generous dining kitchen with adjoining utility room, creating an excellent setting for day-to-day living and entertaining. Three well-proportioned bedrooms will include an impressive master bedroom with an en-suite, alongside a stylish family bathroom.

A private driveway will provide convenient off-road parking, while the enclosed garden will create an appealing outdoor space for relaxing and dining. An air-source heat pump and solar panels will support efficient, more sustainable living while enhancing the comfort and practicality of the home. Buyers will also benefit from a seven-year Architect's Guarantee and a five-year heating system warranty, providing valuable reassurance and peace of mind.

The bungalow will occupy an attractive position towards the outskirts of Eaglesfield, near Lockerbie, combining a pleasant village setting with convenient access to surrounding towns, transport connections and everyday amenities.

Combining contemporary style, energy-efficient technology and the convenience of spacious single-storey living, this exceptional new home will appeal to a wide range of purchasers. Contact Hunters today for further information regarding the proposed specification and anticipated completion date.



AGENTS NOTE:

The digitally generated images within these marketing materials are provided as an approximate visual representation of the property based on the approved planning drawings. They are for illustrative purposes only and should not be relied upon as an exact representation of the finished development.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - ///clerk.lasts.coconuts

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.

Floorplan


23,135
ASHP
5,325
1,855
1,855
Bedroom 3
Wardrobe
Dining Area
Kitchen
Utility
Utility
Kitchen
3,065
3,715
3,350
2,680
2,680
3,350
Storage
Storage
575
575
2,405
Bathroom
2,140
Hallway
Storage
Lounge
Lounge
11,800
3,595
3,595
2,330
Bedroom 2
5,620
5,620
3,875
Hallway
10,085
4,050
3,265
Bedroom 1
1,840
1,915
En-suite
6,525


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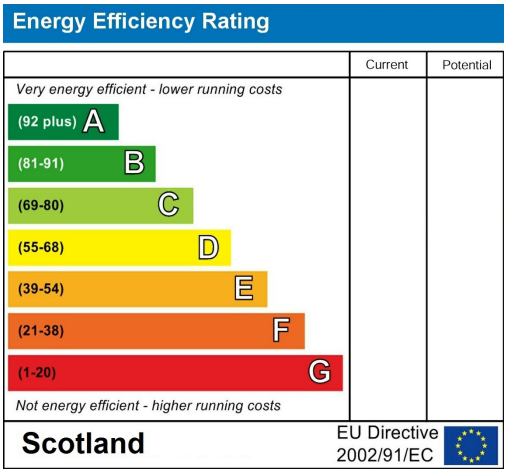
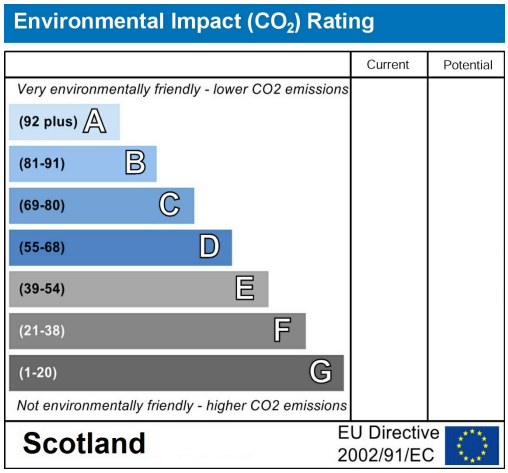
Energy Efficiency Graph

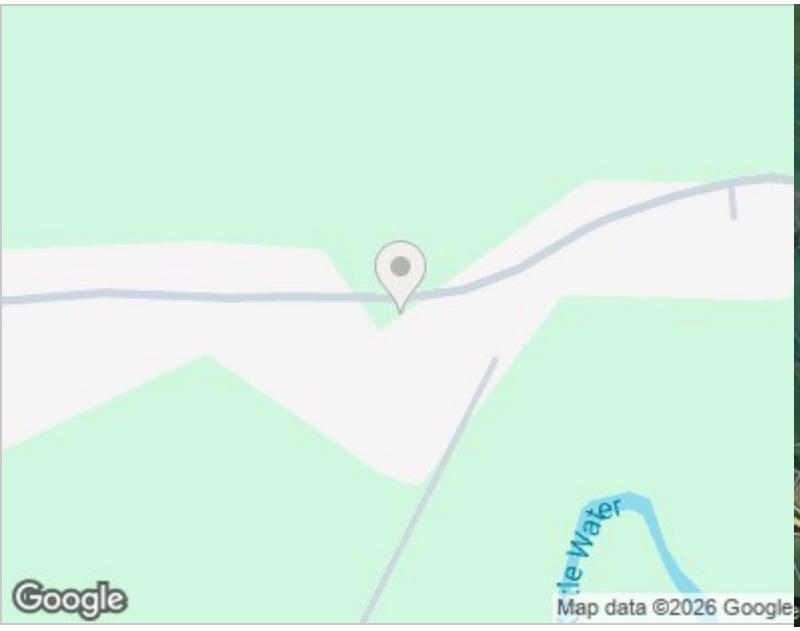




Viewing

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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The Property Ombudsman