



3 Belmont Avenue, Eaglesfield, DG11 3PN

Offers Over £160,000

**C&D Rural**

## 3 Belmont Avenue, Eaglesfield, DG11 3PN

- Spacious and versatile semi-detached bungalow
- Cosy living room with freestanding woodburning stove
- Dining kitchen with door to outside
- Three good sized double bedrooms
- Modern family bathroom with four piece suite
- Off-street parking
- Oil central heating
- Low maintenance wraparound gardens
- Situated in a sought after area in Eaglesfield

Three bedroom semi-detached bungalow with low maintenance gardens, off-street parking and oil fired central heating.

**Council Tax band:** B

**Tenure:** Heritable Title

**EPC Energy Efficiency Rating:** D



3 Belmont Avenue is an excellent opportunity to acquire a spacious, three bedroom semi-detached bungalow occupying a generous corner plot and situated on a pleasant residential area in Eaglesfield. The property would suit a range of buyers including first time buyers looking to step onto the property ladder or buyers in need of ground floor accommodation. The property benefits from low maintenance gardens, oil central heating, and off-street parking.

### **The Accommodation**

The front door provides access to an entrance porch before stepping into the main hallway which leads to the rest of the ground floor accommodation. There are two useful storage cupboards in the hallway and a loft hatch providing access to the roof space which is boarded and benefits from lighting. The living room features a lovely woodburning stove set within a fireplace with space either side for shelving or furniture. The family bathroom has been upgraded recently, featuring a four piece modern suite complete with bath, WC, pedestal sink and walk-in shower cubicle with electric shower and glass screen. The bathroom is finished with complimentary grey tiled walls.



The kitchen is located at the rear of the property with a back door for accessing the driveway and gardens. This is the primary access to the property. The kitchen is spacious with ample space for a family dining table. L-shaped kitchen floor units are fitted to the walls with wall-mounted storage units above. There is a stainless steel drainer sink integrated into the worktops and space for white goods and cooker. The cooker is included in the sale. There are three good sized double bedrooms within the property, one at the front and two at the rear.

Externally the property benefits from low maintenance gardens at each side of the property. There is gated access to a driveway for off-street parking. At the back door there is a paved seating area and at the rear a further section of garden area and location of the boiler which is approaching only 3 years old. There is an outside tap available and garden shed. This wonderful family home has been decorated nicely, is in turn-key condition and viewings are highly recommended to appreciate everything it has to offer.

### **Location Summary**

The property is situated in the village of Eaglesfield which enjoys a rural yet accessible location, with the M74 located only 1 mile away, excellent railway links and bus services and Carlisle Airport 20 miles away. Eaglesfield benefits from local amenities including a shop/post office, church, village hall and primary school and is within the catchment area of the popular Lockerbie Academy. Dumfriesshire is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare offering a lifestyle property for country pursuits including golf courses at Lockerbie and Powfoot.

### **What 3 Words**

///stocks.tonality.flip



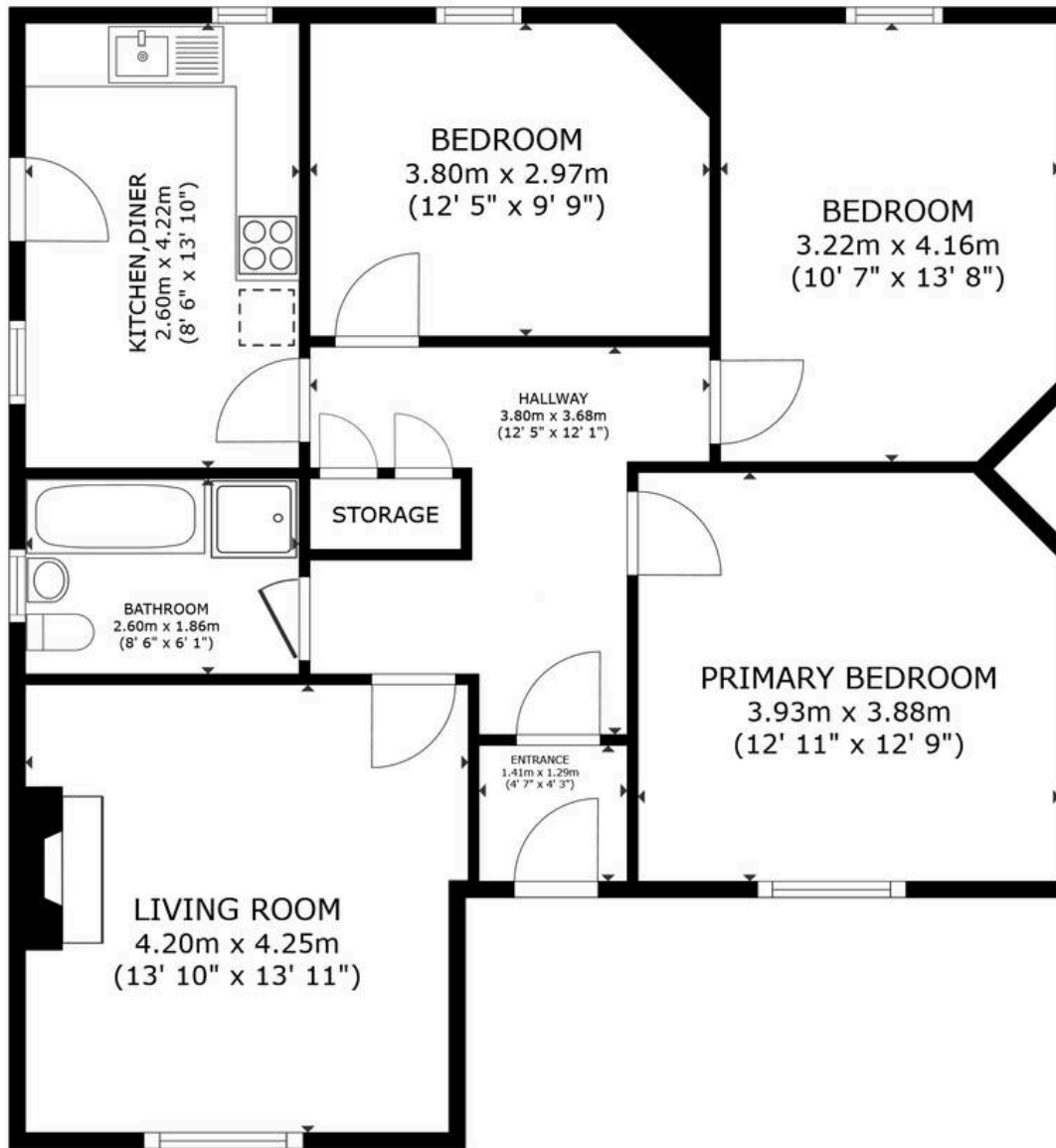












FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 88.8 m<sup>2</sup> (956 sq.ft.)  
 TOTAL : 88.8 m<sup>2</sup> (956 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## General Remarks & Stipulations

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

# C&D Rural

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