

1 Church Street

ECCLEFECHAN, LOCKERBIE, DUMFRIES AND GALLOWAY, DG11 3DD



A charming Cat B listed, three-bed, End-terrace stone cottage, dating circa 1780, with great accommodation, beautifully set in the charming village of Ecclefechan



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We are delighted to offer to the market this utterly charming traditional three-bed End-Terrace stone cottage, set in the popular village of Ecclefechan near Lockerbie. The property is nestled beautifully within a quiet street, with stunning countryside nearby. Rarely do properties with such charm and appeal come to the market; it couldn't be more picturesque or peaceful.

THE LOUNGE

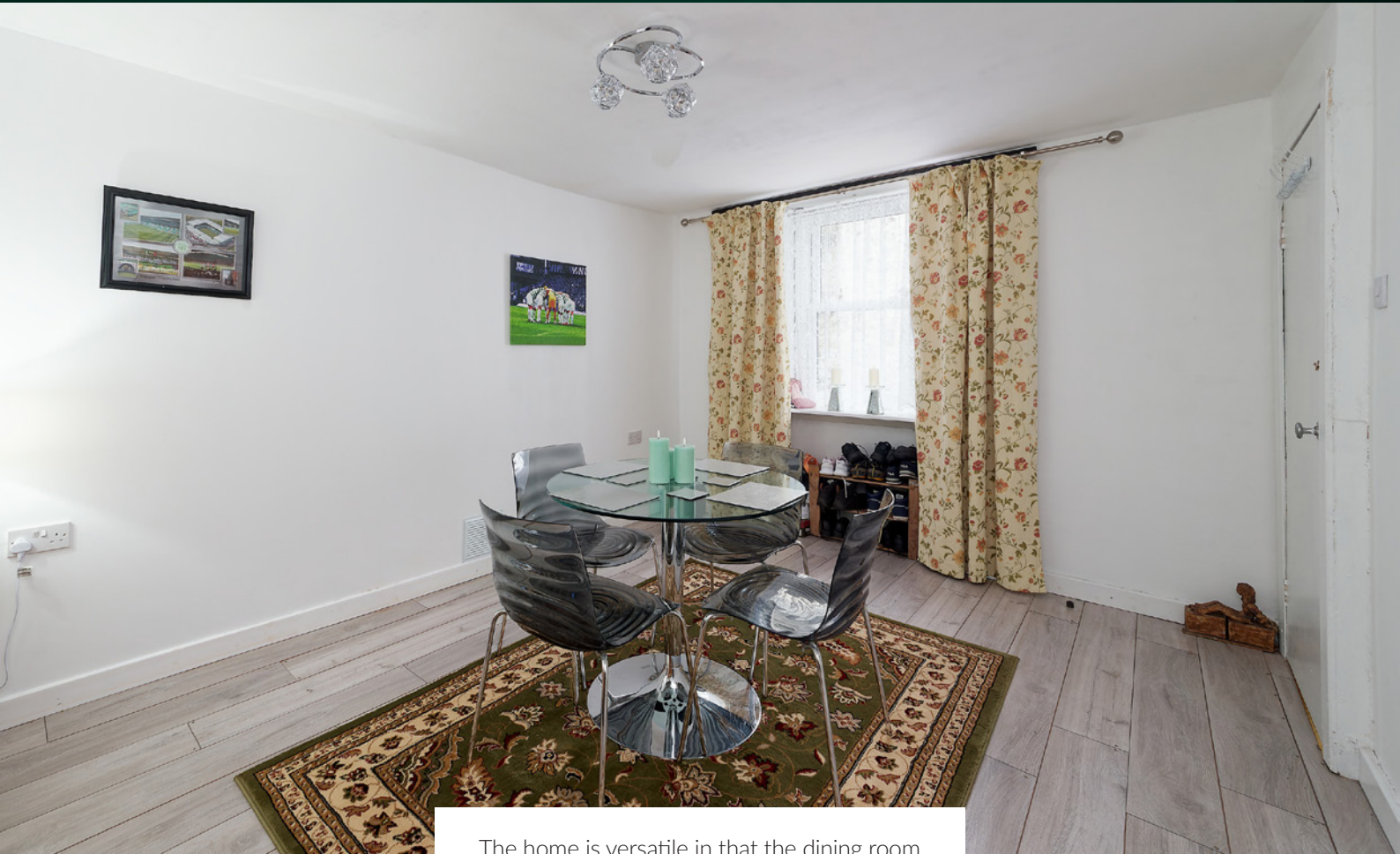


The accommodation comprises a spacious lounge with twin-aspect windows, flooding the room with light. The room affords many options for furniture configurations, and the chimney may provide a facility for a log burner to be fitted, offering cosy nights by the fire. The kitchen is bright and welcoming, featuring a range of shaker-style units with a cooker, and ample space for a free-standing washing machine, tumble dryer and fridge freezer. Appliances and furniture throughout the property may be available by separate negotiation.

THE KITCHEN



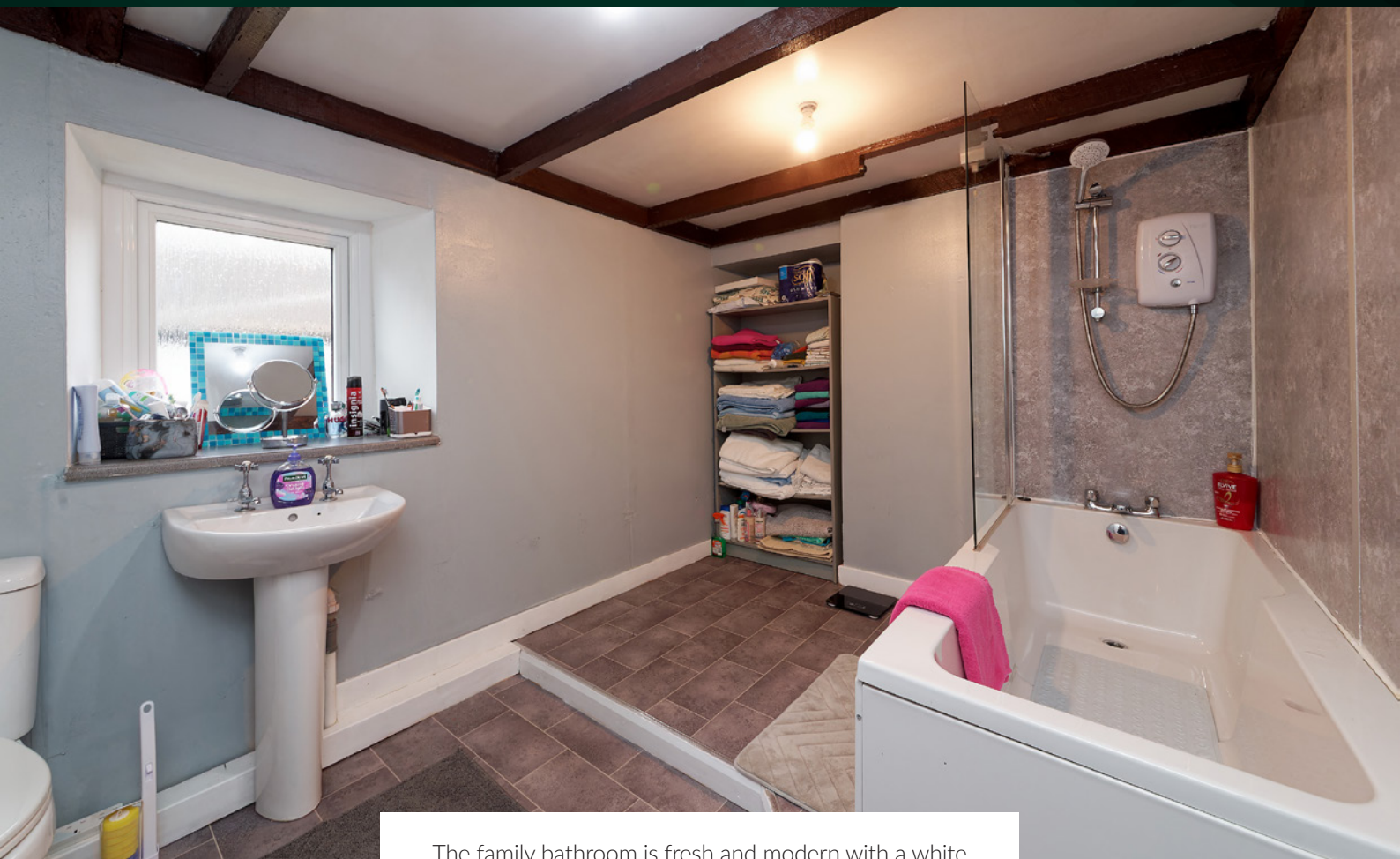
THE DINING ROOM / BEDROOM 3



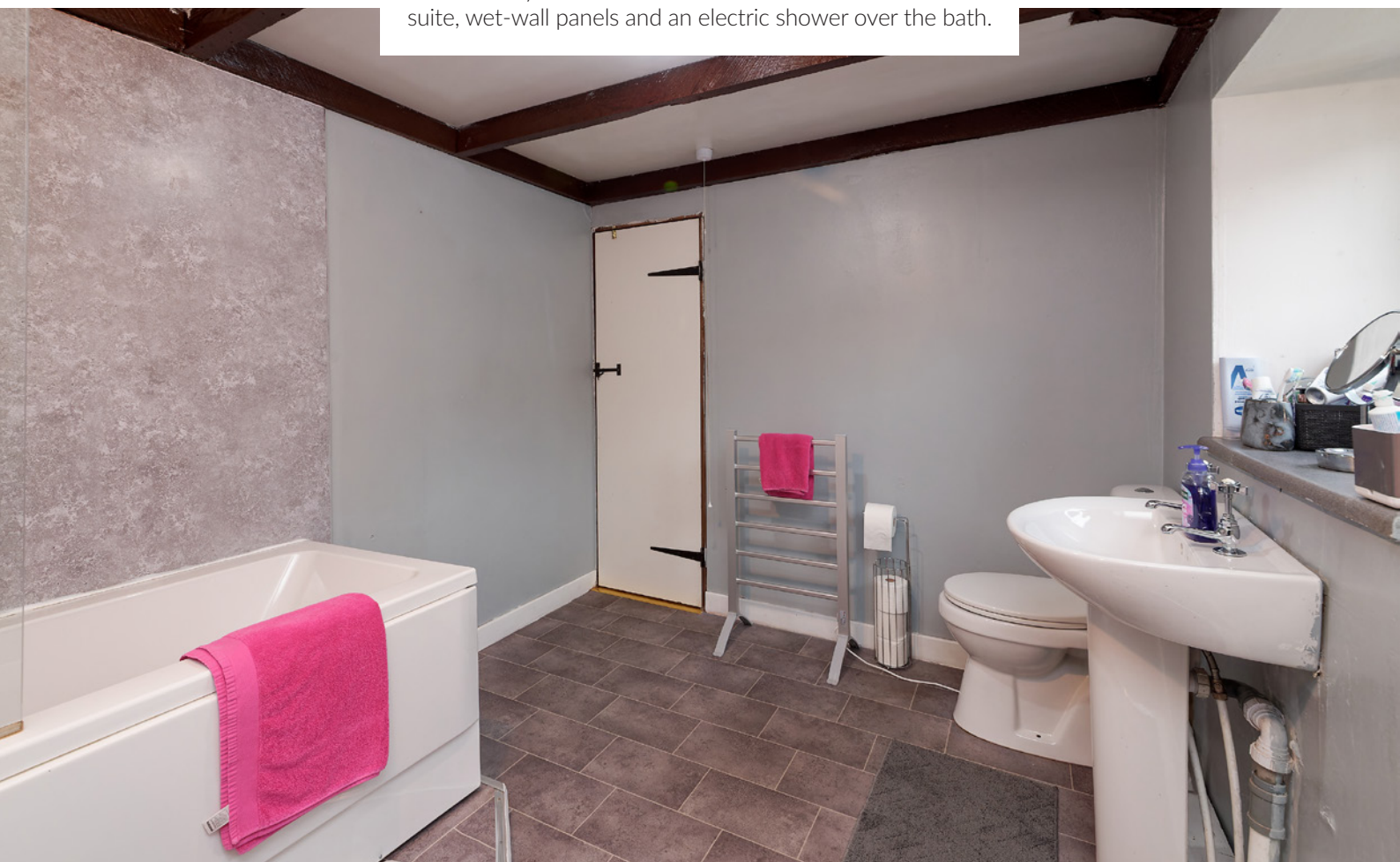
The home is versatile in that the dining room could also double as a third bedroom if required.



THE BATHROOM



The family bathroom is fresh and modern with a white suite, wet-wall panels and an electric shower over the bath.



There are a further two good-sized bedrooms in the home, both of which have ample space for free-standing furniture and plenty of natural light. The house is kept warm and comfortable via double glazing and partial electric wall heaters.

BEDROOM 1



BEDROOM 2

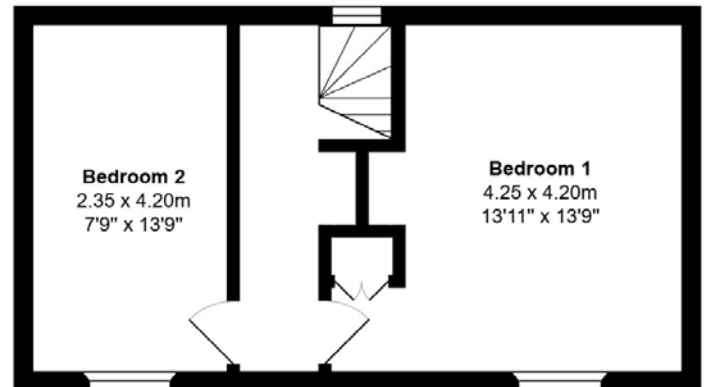
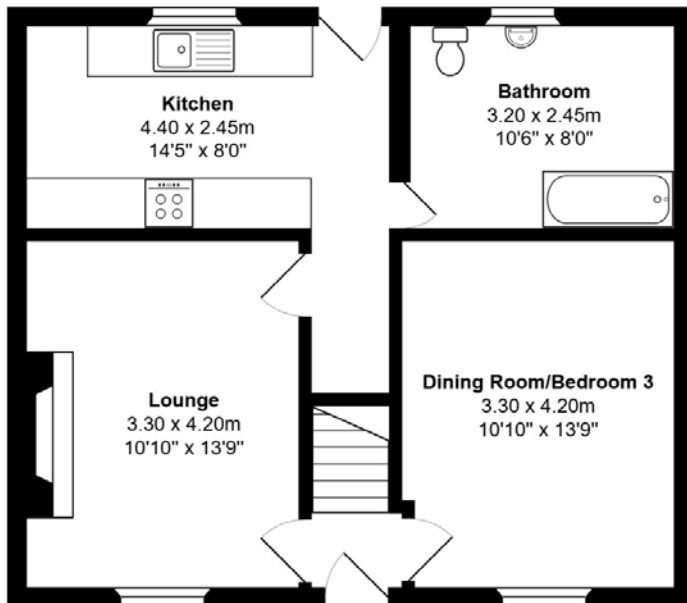


The house is ideal for a small family, couple or single occupant, or even a 'canny' buy-to-let investor seeking a sound investment opportunity. Given the delightful and ever-rare village location, this is also a first-class holiday let business opportunity or bolt-hole staycation home. Early viewing is advised for this little piece of heaven.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: F



THE LOCATION

For those who love a slower, more peaceful pace of life, the small and quaint village of Ecclefechan in Dumfries and Galloway in southern Scotland is quite simply a great place to live. Set amid beautiful natural scenery, with rolling hills and moorland, it's located approximately 6 miles south of Lockerbie and only 18 miles from Dumfries. The peace in this area of the country is almost tangible, making this area a very popular place to call home. Transport links via the M74 are close at hand, making it easy to commute throughout Central and Southern Scotland.




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