



The Neuk, High Street, Ecclefechan

Guide Price £250,000



Measurements:

Living Room:	16'10" x 13'05"
Kitchen:	21'06" x 10'11"
Bathroom:	10'11" x 7'0"
Bedroom 1:	12'0" x 10'09"
En Suite:	7'0" x 4'0"
Bedroom 2:	10'0" x 10'0"
Bedroom 3:	10'0" x 8'05"
En Suite:	7'09" x 4'0"
Bedroom 4:	8'05" x 8'0"
En Suite:	7'09" x 4'0"

Postcode	DG11 3DF
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Mains
Heating	LPG
Council Tax	Band C
EPC	D
Internal Area	137 Sq.m

This sketch is not to scale and is intended for illustrative purposes only.

Property Description

We are pleased to present this dwellinghouse in the middle of Ecclefechan close to shops and within walking distance of primary school and Doctor's surgery. Situated in a large plot with lawn areas and driveway offering ample off road parking.

The nearest large town of Lockerbie, which is close to the M74 motorway offers easy commuting links to both north and south by road and with regular, direct, rail links to Edinburgh, Glasgow and Carlisle and has local shops and amenities including highly regarded primary and secondary schools.

The property benefits from double glazing and LPG central heating.

Entering the property into the spacious hall and staircase with cupboard underneath stairs. The large front facing living room opens into the kitchen/ diner which has built in wall and base units. There is a Utility cupboard which houses the washing machine, tumble dryer and the central heating boiler. There are patio doors from the dining area out to the garden. There are two bedrooms at the other end of the hall, both to front and one with an en-suite shower and the other with a walk in dressing room / wardrobe. The bathroom has a shower enclosure as well as a bath.

Upstairs there are two further bedrooms, both with en-suite shower rooms, built in cupboards and velux windows.

The garden is large with mature shrubs and lawns. The driveway offers ample off road parking and leads to the double garage which has power. There is also an outdoor store.

Viewing is highly recommended to appreciate the potential this property has.

