

Annan

Call 01461 202 866/867

REDUCED PRICE - OIRO of £265,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Viewfield, Burnswark View, Eaglesfield,
Lockerbie, DG11 3PL**



REDUCED PRICE - £15K BELOW HOME REPORT VALUATION. You must view this lovely, spacious and bright detached three double bedroom bungalow on good sized plot with open countryside views to rear. The property has been well maintained both inside and out and would make a lovely family home with enclosed rear garden. The property is situated in a popular village and gives excellent commuting access. There is a local Primary School and Secondary Schools are located at Annan, Lockerbie or Langholm. Viewing of this property is highly recommended and is essential to appreciate this excellent home.

Accommodation

Spacious accommodation with Lounge, Open plan Dining Kitchen, Sun Room, Three double bedrooms (one with En-suite) and Bathroom.

Outside

Single garage

The front garden is graveled with pathway to front door and small grass area.

The rear has a grass area and chipped areas and fences boundaries. Lovely open outlook over country views.

Features

Situated on good sized plot in quiet popular cul-de-sac
Deceptive bungalow with excellent sized rooms

Lovely countryside views to rear

Easy access to A74 north and south

Good community feel

Local shop and Post Office

Secondary Schools at Lockerbie, Annan and Langholm

Conservatory

LPG Gas and Double-glazed windows

Driveway and Garage

Situation

Eaglesfield is to the south-east of Dumfriesshire on the right hand side of Kirtle Water. It is a long village that has expanded out over the years and is a very popular place to live due to its community feel and proximity to M74 north and south giving easy, quick access to larger towns and cities on both sides of the border. The village itself has a village hall, a small church, a Primary School and shop with post office. The large towns of Lockerbie and Annan are 10 minutes away for Secondary Schools, larger amenities and commuter links including railway stations with Annan to Glasgow and Lockerbie to Edinburgh train lines. Eaglesfield is on a regular bus route to various destinations. There is a lovely country house on the outskirts of the village which serves as a hotel, wedding venue and has luxury self-catering cottages which brings tourists to the area. Eaglesfield is an area that is also close to the picturesque Solway Coast and there is plenty of walking, cycling and fishing in the area.

Annan is a town on the north shore of the Solway Firth and is just eight miles from the English border. Annan lies on the east side of the River Annan and gives access to the Annan harbour. Annan enjoys easy access to major road links both north and south. The Royal Burgh of Annan has a bustling high street with a good range of locally run shops, supermarkets and several cafes and restaurants. It has a selection of leisure facilities and has both primary and secondary schooling. Annan station has commuter links between Carlisle, Dumfries and Glasgow.

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a

number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

Fixtures and Fittings

All floor coverings, light fittings and blinds. Electric Living Flame fire with hearth and surround in Lounge.

Services

LPG Propane Gas, electricity, water and mains drainage.

EPC

E

Council Tax

E

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Annan

Call 01461 202

866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
Email: Annan@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.