



14 Belmont Avenue, Eaglesfield, DG11 3PN

Offers Over £150,000

C&D Rural

14 Belmont Avenue, Eaglesfield, DG11 3PN

- Spacious and versatile semi-detached bungalow
- Bright and spacious living room
- Three double bedrooms
- LPG gas central heating
- Double glazed throughout
- Low maintenance front garden and rear lawn/patio
- On-street parking
- Excellent commuter links
- No onward chain

Three bedroom semi-detached bungalow with low maintenance gardens, on-street parking and LPG gas central heating.

Council Tax band: B

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: E

C&D Rural



14 Belmont Avenue is an excellent opportunity to acquire a spacious, three bedroom semi-detached property situated on a pleasant cul-de-sac 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 to the front, LPG gas central heating, and on-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, one of which houses the BAXI boiler which is only approximately 3 years old. There is a loft hatch for gaining access to the roof space. The living room is bright and spacious, perfect for family entertainment. The kitchen is currently fitted with a range of floor and wall units with wooden worktops and incorporating a Zanussi electric oven and hob. There is plenty of room for breakfast dining and a back door provides convenient access to the side path and rear patio.

There are three good sized bedrooms in the property, one of which features built-in wardrobes with overhead storage cupboards. The family bathroom is fitted with vinyl flooring, partially tiled walls and is complete with bath with mains fed shower over, WC and hand wash basin.



Externally the property benefits from both front and rear gardens. At the front of the property, it is primarily laid with loose stone with centre path to front door and access to side. The front garden is low maintenance with a variety of mature shrubbery. At the rear of the property there is a paved patio and lawn. The rear garden is fenced and this is where you'll find the LPG tank.

Location Summary

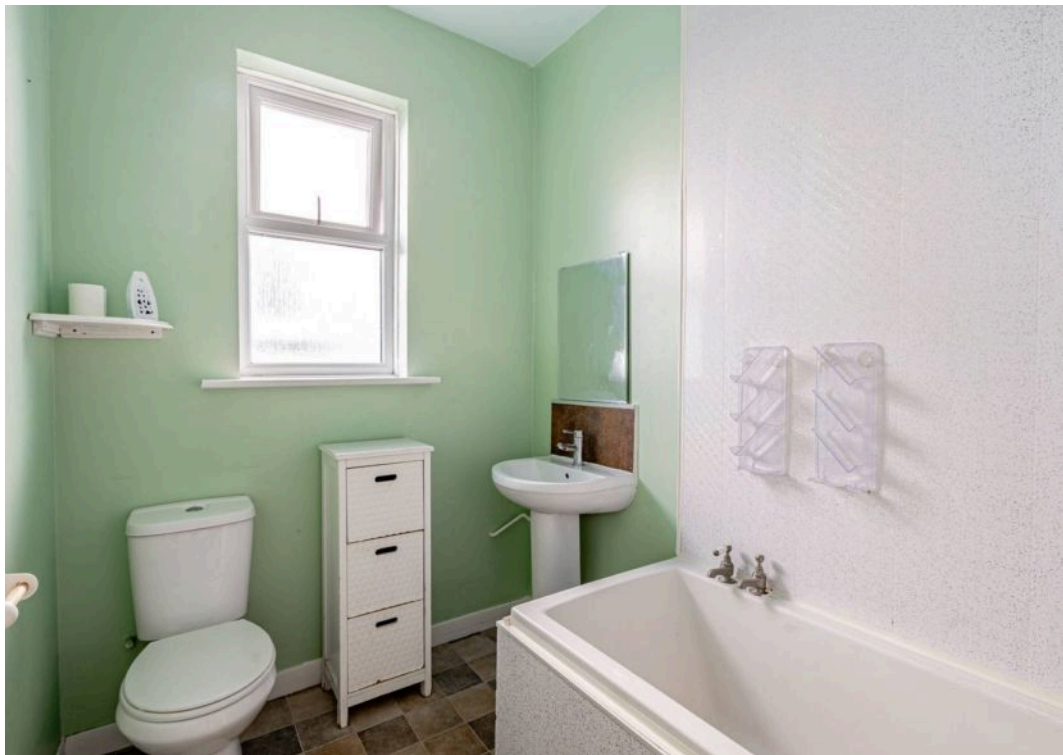
The property is situated in the village of Eaglesfield which enjoys a rural yet accessible location, with the M74 located only 1 mile away, excellent railway links and bus services and Carlisle Airport 20 miles away. Eaglesfield benefits from local amenities including a shop/post office, church, village 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

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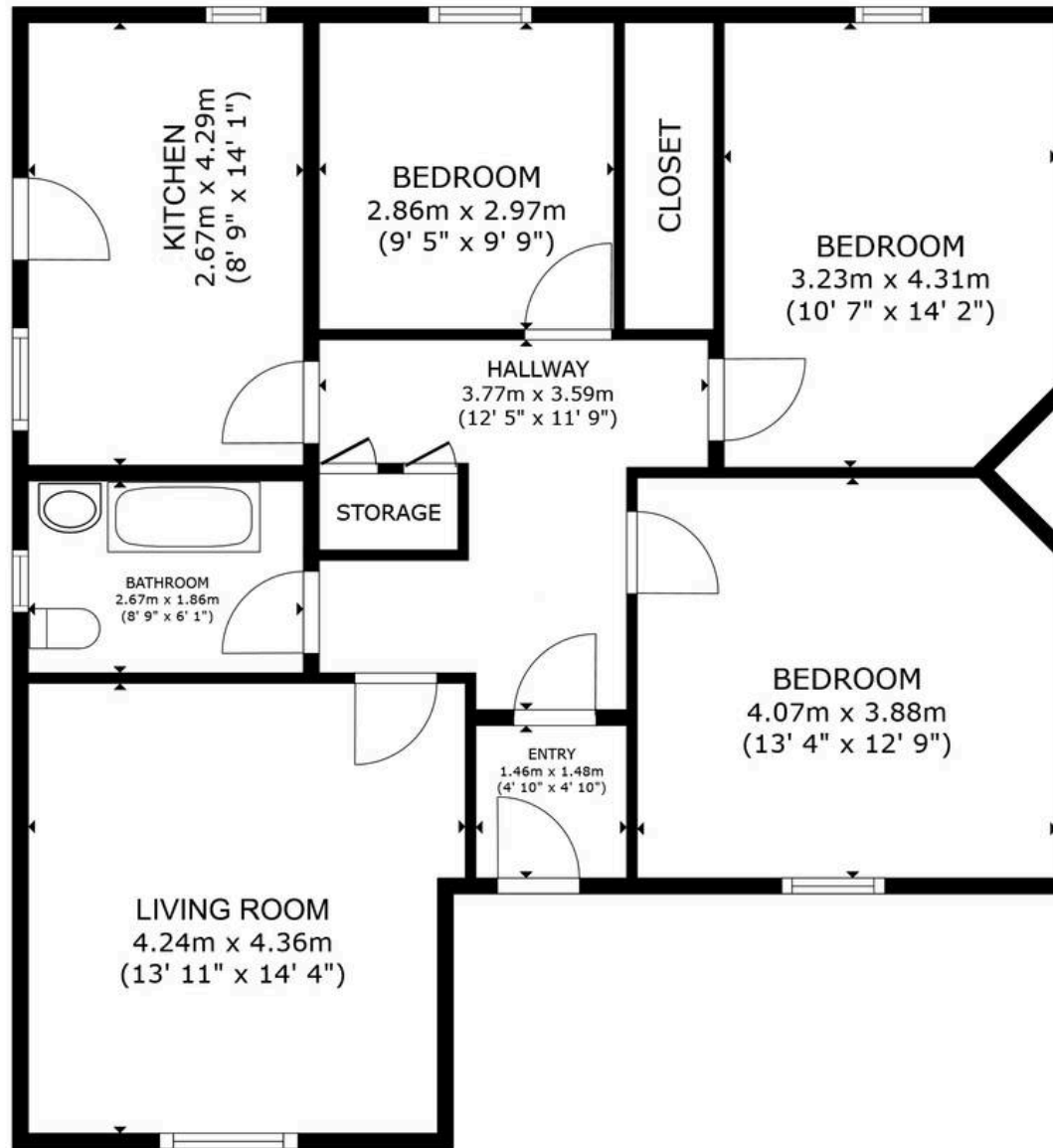












FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 91.8 m² (989 sq.ft.)
 TOTAL : 91.8 m² (989 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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.

EPC Rating: E

Broadband: Fibre to cabinet is assumed to be available and mobile coverage is good.

Services: 14 Belmont Avenue is serviced by mains electricity, mains water, mains drainage and LPG gas central heating. Double glazed throughout.

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: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel.: 03033 333000. The property is in Council Tax Band B.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

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.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.