



29 Meadowfoot Road, Ecclefechan, DG11 3EN

Offers Over £135,000

C&D Rural

29 Meadowfoot Road, Ecclefechan, DG11 3EN

- Two bedroom end-terraced house
- Modern and spacious living room with wood panelling feature wall
- Generous kitchen/breakfast room with integrated electric oven and gas hob
- Double patio doors to patio and garden
- Private driveway
- LPG gas central heating and double glazing throughout
- Excellent transport links
- Ideally suited to couples, young families & first-time buyers
- Located within the popular village of Ecclefechan

Spacious and versatile two bedroom end terraced house with off-street parking, LPG gas central heating and private rear garden.

Council Tax band: B

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: C

C&D Rural



29 Meadowfoot Road is a spacious and versatile two bedroom end terraced property located within close proximity of local schools and amenities. The property is ideally suited to couples, young families or first time buyers looking to step onto the property ladder.

The Accommodation

The front door opens to an entrance hall featuring stairs leading to the first floor and provides access to the ground floor W/C and living room. The living room is the perfect size for family entertainment and is tastefully decorated, finished with a feature wood paneled wall and herringbone style flooring. The kitchen/breakfast room is located to the rear of the property and comprises a range of wall and floor units, a number of integrated appliances including an electric oven with four ring gas hob and 1.5 bowl stainless steel drainer sink with mixer tap. The kitchen provides space for a variety of white goods, there is a useful storage cupboard and access is available to the rear enclosed garden through double French patio doors.

Upstairs there are two good sized double bedrooms with the primary bedroom featuring built-in wardrobes with mirrored doors. Both bedrooms are fitted with laminate flooring. Situated in the centre of the property is a modern shower-room with partially tiled walls, comprising of a large walk-in mains fed shower, WC and hand wash basin with vanity unit underneath and overhead wall mounted mirror.



Externally there is a well-fenced garden at the rear of the property with brick patio and section of loose stone. There is a paved path which leads to a timber shed. The garden is ideal for those who are looking for something which requires very little maintenance. At the front of the property there is a private driveway for parking, shared path to front door, on-street parking and a strip of lawn. There is a shared path at the side of the house for access to the rear.

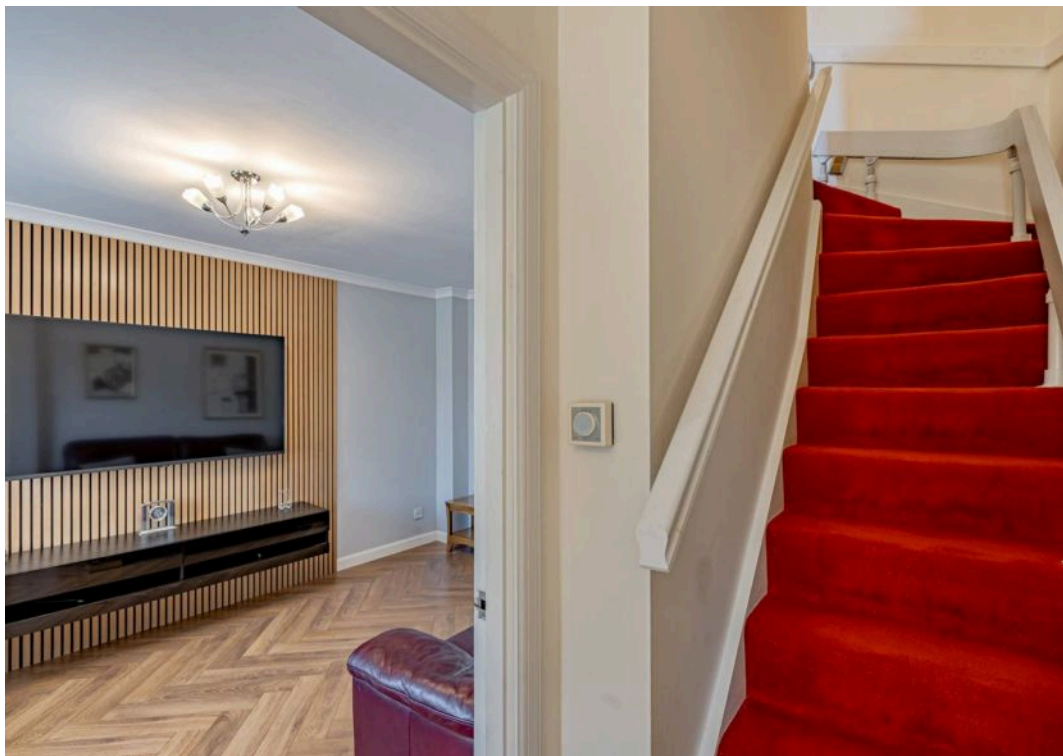
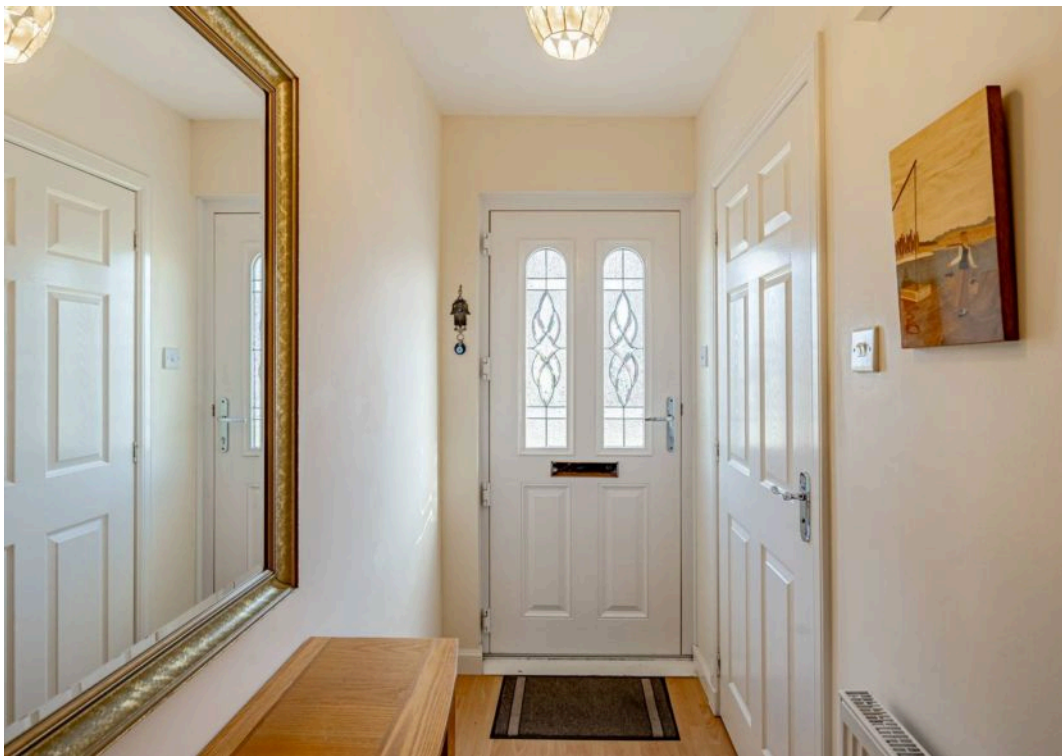
Location Summary

The property is conveniently located in the small village of Ecclefechan, which offers two convenience stores, a GP surgery, post office and three hotels. The nearest primary schools are Hoddam Primary School within the village of Ecclefechan itself, or in nearby Eaglesfield and Brydekirk, with the nearest secondary schools being Lockerbie or Annan Academy. The popular village of Ecclefechan is situated in a wonderful rural setting, and yet is within 5 minutes of the M74 motorway providing easy access north & south. The area also has good rail links with Edinburgh and Glasgow being served by the mainline railway station in Lockerbie whilst London Euston can be reached in about 3 ¼ hours from Carlisle. The airports at Edinburgh, Glasgow and Newcastle are all roughly about 1 ½ hours drive. For golfing enthusiasts local golf courses include Lockerbie Golf Club situated on an elevated setting with stunning views over Annandale Valley, Powfoot, known as "one of golf's best kept secrets", Lochmaben, Dumfries and Southernness on the Solway Coast and Hoddam Golf Course situated 2 miles away.

What 3 words

///powering.awards.overcomes



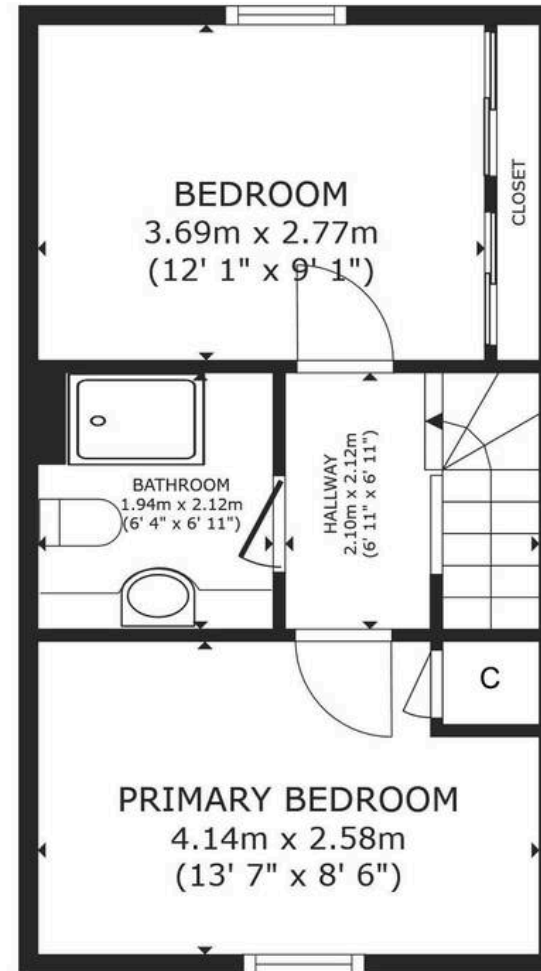








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 35.6 m² (383 sq.ft.) FLOOR 2 31.8 m² (342 sq.ft.)
TOTAL : 67.3 m² (725 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. The property is sold subject to probate.

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. The stairlift can be removed from the property by request.

EPC Rating: C

Broadband: Part fibre broadband (superfast) is connected and there is good mobile coverage.

Services: 29 Meadowfoot Road is serviced by mains electricity, mains water, mains drainage and LPG gas central heating. The gas is invoiced quarterly by Northern Energy.

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. 29 Meadowfoot Road 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.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.