



Upper Flat, Eaglesfield, DG11 3PD

Offers Over £125,000

**C&D Rural**

## Upper Flat, Eaglesfield, DG11 3PD

- Three bedroom first floor maisonette
- Spacious living/dining room with electric fire and triple aspect
- Plenty of built-in storage
- Utility room
- Oil central heating
- Detached double garage with car port
- Rear South facing garden
- Situated in the pleasant village of Eaglesfield

Spacious and versatile three bedroom maisonette with open plan living/dining room, oil central heating, off-street parking, double garage and garden.

**Council Tax band:** B

**Tenure:** Scottish Heritable Title

**EPC Rating:** D



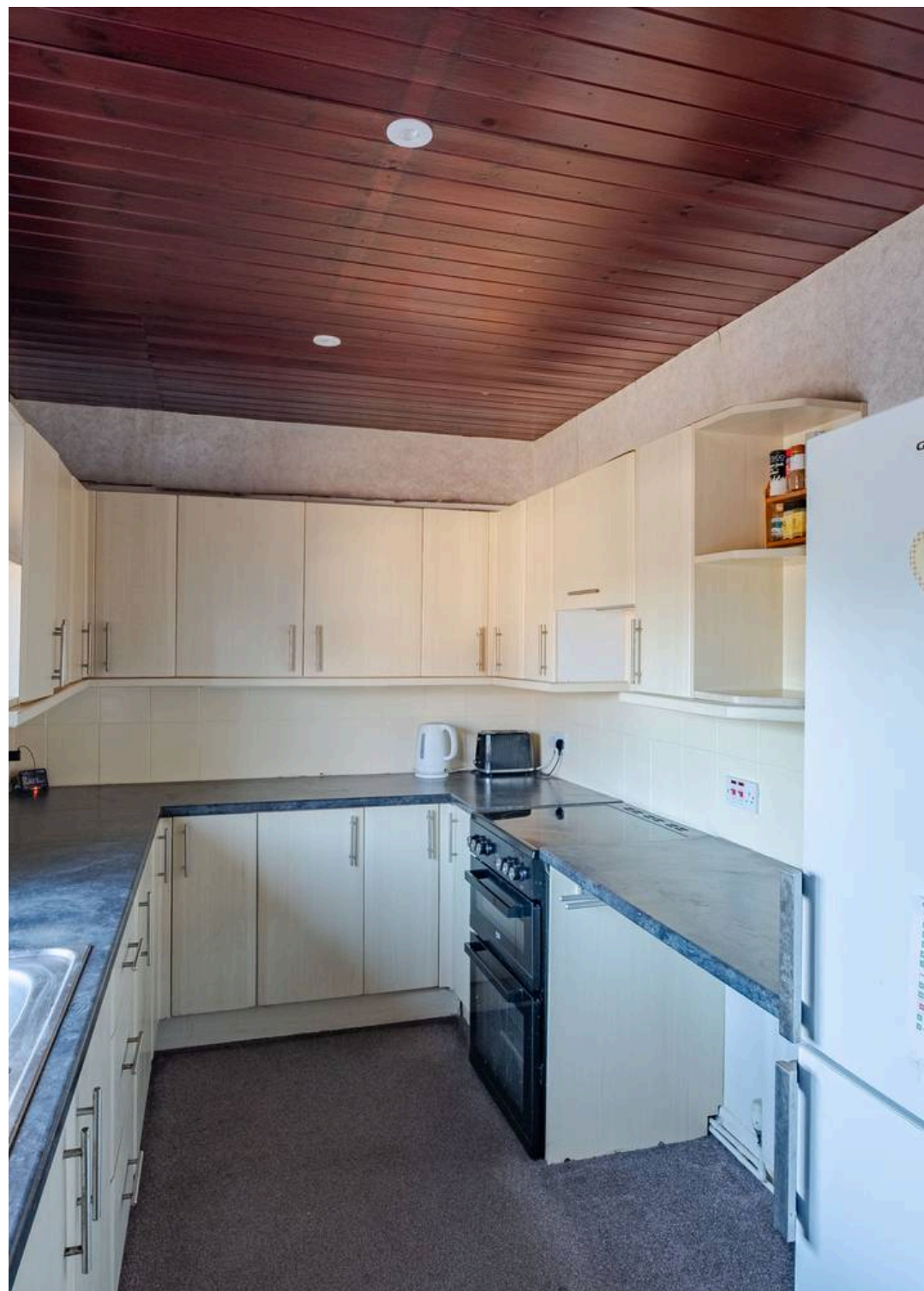
Upper Flat is a spacious and versatile three bedroom maisonette with flexible layout, plenty of storage, three double bedrooms and open plan living/dining area. Externally the property features a useful detached double garage with car port and private garden.

### **The Accommodation**

The front door opens into an entrance hall with stairs to the first floor and utility room on your right. The utility room houses the oil boiler and is complete with shelving and plumbing for white goods (white goods included in sale). At the top of the stairs you will find a hallway which provides access to the remainder of the property. The bright and spacious open-plan living/dining room is the heart of the home with triple aspect windows to the front, side and rear elevations and a feature electric fire. The kitchen is fitted with a range of modern floor and wall units with stainless steel sink and mixer tap over-looking the rear garden. There is ample space for a portable cooker, fridge/freezer and there is a Zanussi dishwasher integrated. The cooker and white goods are included in the sale.

There are three good sized double bedrooms along the front elevation. There are plenty of built-in storage cupboards located in the hall leading to the bathroom. The bathroom comprises of a four piece suite which includes a bath, curved shower cubicle with new electric shower and glass screen, pedestal sink and WC. The walls are mostly tiled with wood paneling to the ceiling.

Externally there is a detached double garage with pebble dash render and timber door. There is an adjoining car port for additional parking. The rear yard is graveled and belongs to the maisonette. The neighbours have a right of access only. Behind the garage there is a generous South facing garden which is mostly laid with grass with mature trees along the south border. Also on the market for sale is Shop Flat which is a two bedroom ground floor flat which would be perfect for anyone searching for a purchase opportunity which offers multi-generational living.

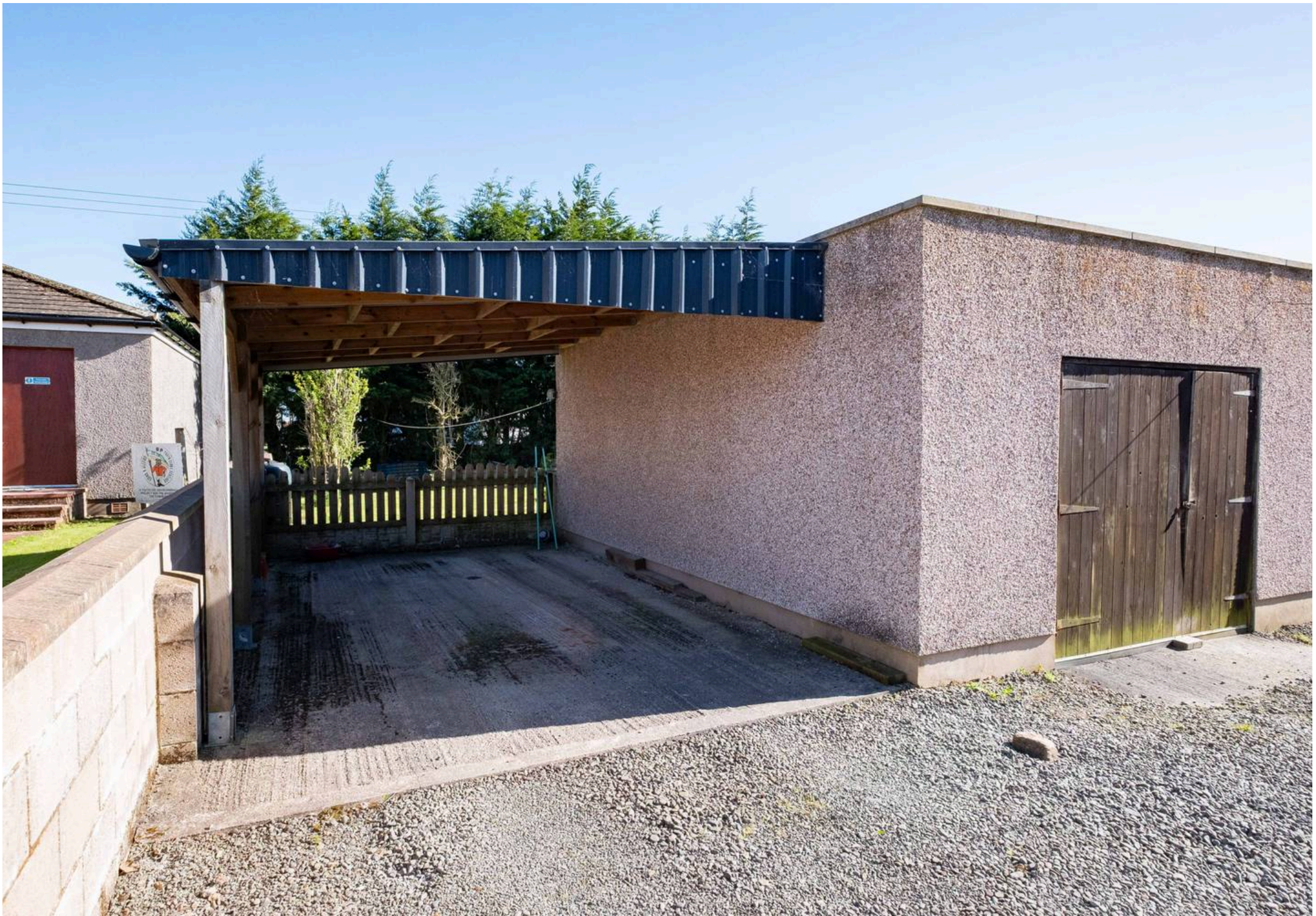


## Location Summary

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.







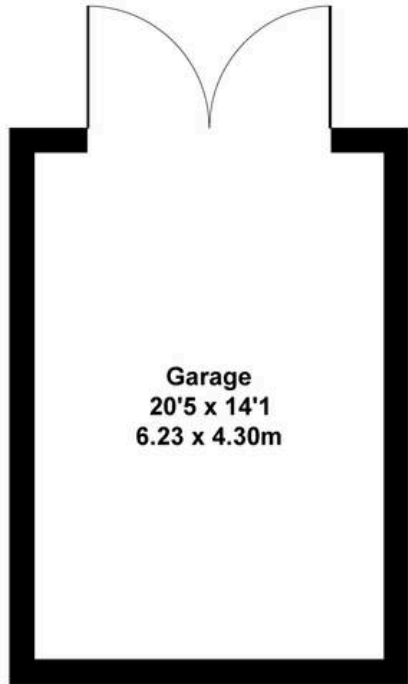




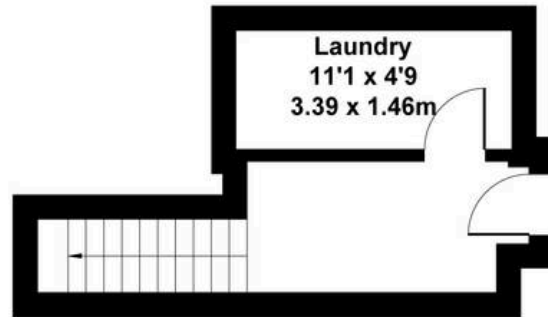


# Upper Flat

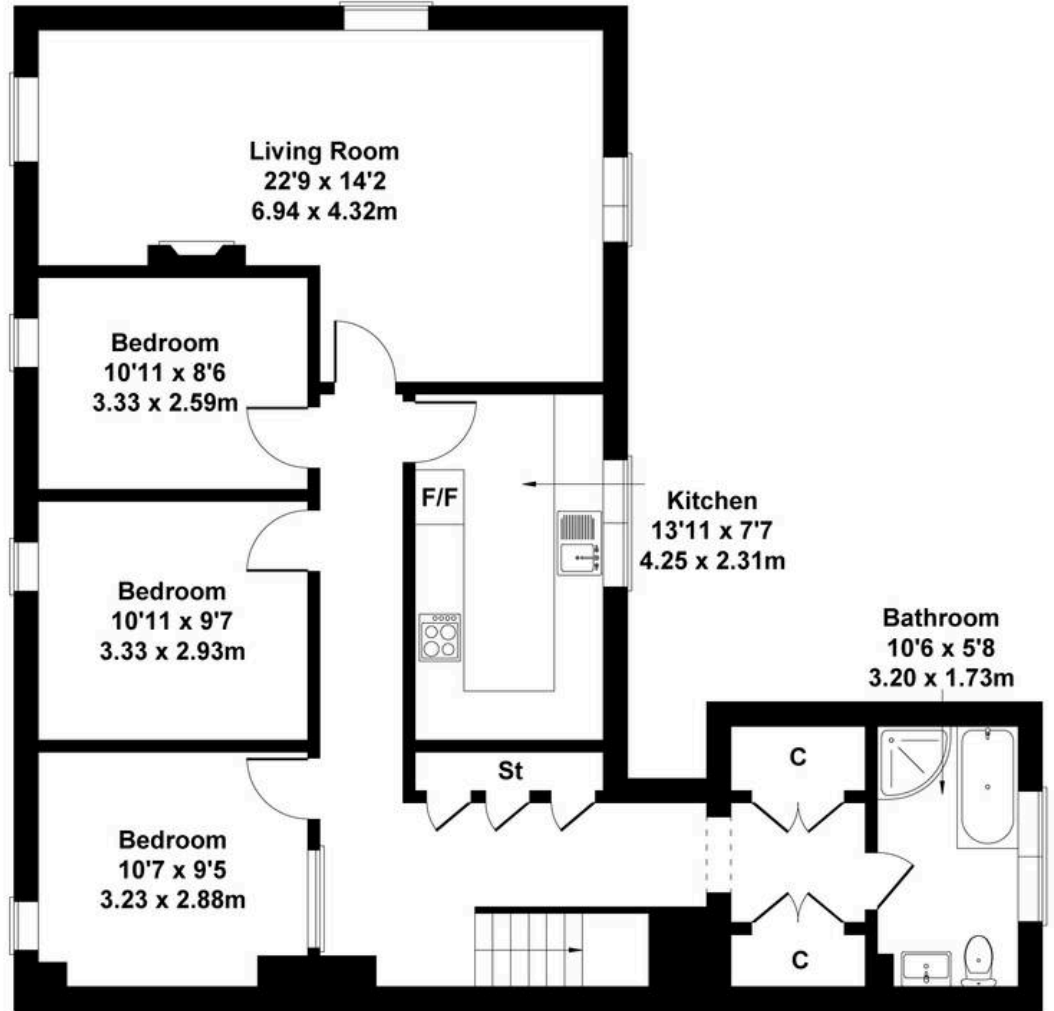
Approximate Gross Internal Area  
1464 sq ft - 136 sq m



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

## General Remarks & Stipulations

**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.

**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:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**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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