



Shop Flat, Eaglesfield, DG11 3PD

Offers Over £55,000

C&D Rural

Shop Flat, Eaglesfield, DG11 3PD

- One/two bedroom ground floor flat
- Former village shop
- Spacious front lounge with laminate flooring
- Rear kitchen and utility room
- Oil central heating
- On-street parking available
- No onward chain
- Excellent investment opportunity with 9.3% rental yield

Spacious and versatile one/two bedroom ground floor flat with spacious rooms, on-street parking and oil central heating.

Council Tax band: A

Tenure: Scottish Heritable Title

EPC Rating: C



A spacious one/two bedroom ground floor flat with on-street parking and oil central heating. Situated in the commutable village of Eaglesfield, the property is well connected to the M74 and A75 or would suit buyers searching for a first time buyer opportunity/investment. The flat was recently let for £425 per month representing a strong 9.3% gross rental yield.

The Accommodation

The front door opens into the living room, featuring shop style window and laid with laminate flooring. There is a generous double bedroom also situated at the front with access from the living room. A second store room/bedroom is located off the centre hallway and family bathroom complete with three piece suite to include a bath with shower hose above, sink and WC. The walls are partially tiled and floors fitted with vinyl.

The kitchen is an excellent size, complete with fitted floor and wall units on both sides. The kitchen incorporates an electric oven and hob, 1.5 stainless steel drainer sink and a useful breakfast bar area. There is a rear porch where the boiler is located and power sockets for white goods. Outside there is an area for storing bins and right of access for accessing the oil tank. The property is being marketed in conjunction with Upper Flat which is a 3 bedroom first floor maisonette and would suit buyers searching for a spacious property to reside in with nearby rental property.

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.

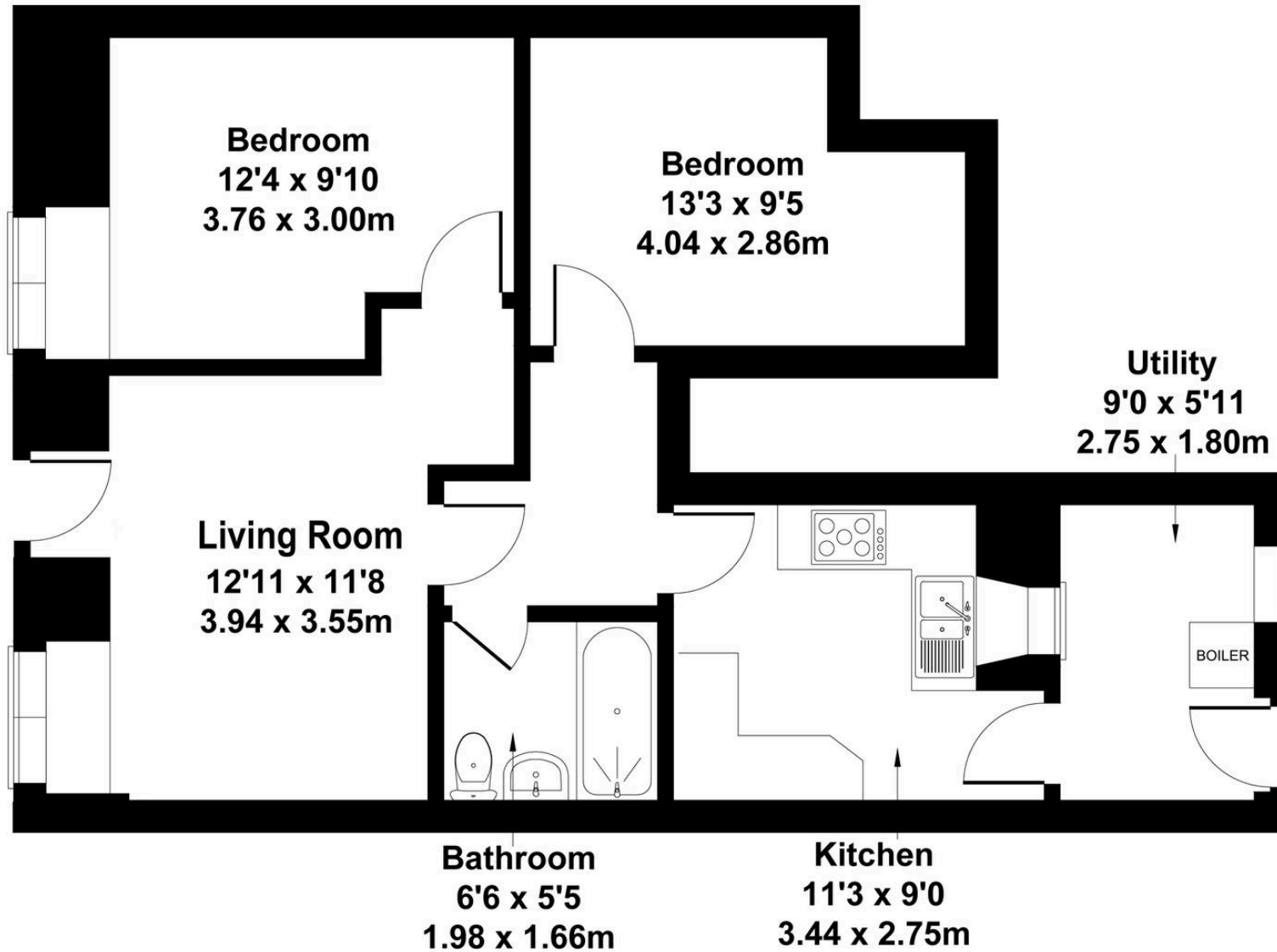






Shop Flat

Approximate Gross Internal Area
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026
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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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