



37 George Street, Dumfries, DG1 1EB

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## 1 Garthwaite Close, Ecclefechan, Lockerbie, DG11 3DW

2 Bedrooms | Offers over £50,000

*Two Bedroom terraced property situated in the village of Ecclefechan. This property requires renovation throughout, and represents an opportunity for investors, developers, or purchasers seeking a project, providing scope to refurbish and add value. Situated within a peaceful village setting, Ecclefechan offers good access to local amenities and excellent transport links. The village is conveniently located close to the M74 motorway giving access to the wider Scottish and English motorway networks. The rail network can be accessed from Lockerbie (6 miles), Carlisle (20 miles) or Dumfries (18 miles).*

*Double glazing*

*Air source heat pump*

*EPC- C*

## General Information

### Entrance

Entry through wooden door, radiator, door into kitchen, into living room and into under stairs cupboard.

Under stairs cupboard with fuse box and meters.

### Kitchen

14'4" x 6'11"

4.37m x 2.10m

Fitted base and wall units, stainless steel sink & drainer, double glazed window to the front and to the back of the property. Door into the entryway. Vinyl flooring. Radiator.

### Living Room

13'1" x 13'8"

3.99m x 4.16m

Wooden laminate flooring, double glazed window to front and side of the property, radiator, fireplace. Stairs to upper accommodation.

### First Floor Landing

Carpeted stairs leading to upper accommodation, carpeted landing, doors to two bedrooms and shower room.

### Bedroom 1

8'8" x 10'1"

2.63m x 3.07m

Fitted carpet, radiator, built in cupboard with water tank, double glazed window to front.

### Bedroom 2

6'8" x 12'2"

2.04m x 3.70m

Fitted carpet, radiator, built in storage, double glazed window to front.

### Shower Room

10'11" x 5'5"

3.34m x 1.64m

Tiled flooring, walk in shower, Triton shower, built in storage cupboard, wash hand basin, WC, frosted window to rear.

Council Tax –

Band A

## Home Report

To download Home Report – Contact Selling Agents.

## Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care, but the measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.

The property is sold as seen, and no warranty of any kind is given regarding its condition, or the condition or working order of any systems or appliances within or forming part of the property or otherwise included in the sale.





## Floor Plans





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