



37 George Street, Dumfries, DG1 1EB

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2 Garthwaite Close, Ecclefechan, Lockerbie, DG11 3DW

3 Bedrooms | Offers over £65,000

Three 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).

Solar Panels

Air source heat pump

Double glazing

Garden

General Information

Entrance

Entry by wooden door, door into kitchen, steps up to living area, carpeted stairs to upper bedroom.

Kitchen

6'4" x 14'3"

1.93m x 4.35m

Tiles, radiator, double glazed window to front and back, fitted base and wall units, integrated oven and hob top, stainless steel sink & drainer. Door into pantry cupboard.

Living Room

13'7" x 13'1"

4.13m x 3.98m

Living room / dining room, double glazed window to front, wooden fireplace, radiator, door with steps up to rear hallway.

Rear hallway

Steps up to rear hallway from living room, door out to rear, door to two bedrooms and the shower room.

Bedroom 2

9'11" x 9'11"

3.02m x 3.02m

Fitted carpet, radiator, window to front.

Shower Room

Tiled shower cubicle with triton shower, linoleum flooring, radiator, WC, frosted double glazed window to front, wash hand basin, water tank.

Bedroom 1

8'11" x 13'3"

2.71m x 4.04m

Carpeted floor, radiator, double glazed window to front.

First floor landing

Carpeted stairs leading from the entrance door up to bedroom number 3.

Bedroom 3

6'10" x 14'2"

2.07m x 4.31m

Fitted carpet, radiator, double glazed window to front, door to over stairs cupboard.

Exterior

There is a garden enclosed by stone walls, a detached workshop with a shallow pitched roof of metal sheeting.

Council Tax –

Band B

Home Report

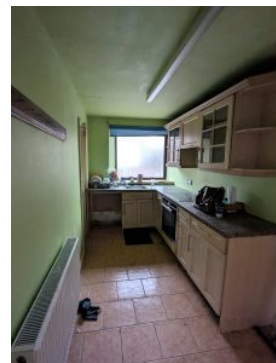
To download Home Report – Contact Selling Agents.

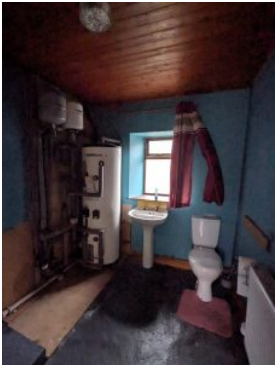
Notes

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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