



Two/three bedroom detached bungalow with landscaped gardens, driveway and carport

1 Oak Tree Drive, Ecclefechan, DG11 3EH



# Property Details

1 Oak Tree Drive, Ecclefechan, DG11 3EH

Offers over  
£150,000

## Description

A well presented and modern two/three bedroom detached bungalow, with excellent parking and lovely, low maintenance gardens, situated in the heart of the small village of Ecclefechan.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY





MR & MRS FORSTER



## KEY FEATURES

- Modern detached three bedroom bungalow
- Kitchen with modern, fitted units and appliances and side door to carport
- Excellent shower room with new, large walk-in shower cubicle, w.c and wash hand basin
- Modern kitchen with good quality fittings and integrated appliances
- Large conservatory with pleasant views of the garden
- Wrap-around, low maintenance garden which has been upgraded recently featuring new Indian sandstone patio
- Ample parking including driveway and car port
- Situated on a pleasant cul-de-sac

## Situation

Located in the small village of Ecclefechan, which offers two convenience stores, a GP surgery, post office and two hotels. The property lies approximately 6.5 miles from Lockerbie where all major amenities are available including schooling, doctors, shopping and a rail link providing transport to Glasgow, Edinburgh, Carlisle and the South. The M74 will also provide transport links to the North and South.



1 Oak Tree Drive is a well presented 2/3 bedroom bungalow with spacious accommodation, driveway, carport and beautifully landscaped gardens. The property was built as the 'show-home' for the cul-de-sac when first constructed, and is bigger than most, if not all, other bungalows in the street. The property is in very good order throughout and is offered for sale with vacant possession.

### **The Accommodation**

Stone steps lead up to the front door, which in turn opens into a vestibule, with cloak area and useful storage cupboard off. A door from the vestibule leads into the living room, which enjoys a large window to the front elevation and a modern electric fire. Beyond the sitting room is a room which lends itself for a variety of purposes, presently used as a dining room, that has a window to the side and direct access into the kitchen.



The kitchen has been re-fitted in recent years and offers an excellent range of modern fitted units, with space for white goods, an electric oven and hob and a shelved pantry cupboard. There is a window to the side elevation and a part glazed door to the carport and driveway.

The main bedroom has a window overlooking the rear garden and built-in wardrobes, while the second bedroom is a small double sized room. A third room at the rear of the property is presently used as a hobby room but could be used as a bedroom/guest accommodation and has sliding doors leading into the conservatory. The conservatory is an excellent addition to the bungalow, is well-proportioned with windows on three elevations, and has a radiator and glazed door to the rear garden. A modern shower room, with brand new, double corner shower cubicle with curved glass screen, WC and wash hand basin, completes the accommodation.



Externally, the property is approached via a driveway and covered carport. A fully, enclosed low maintenance garden wraps around the property and is laid predominantly to gravel with paved paths, patio and timber shed. The new owners have laid down some lovely Indian sandstone and upgraded the garden.

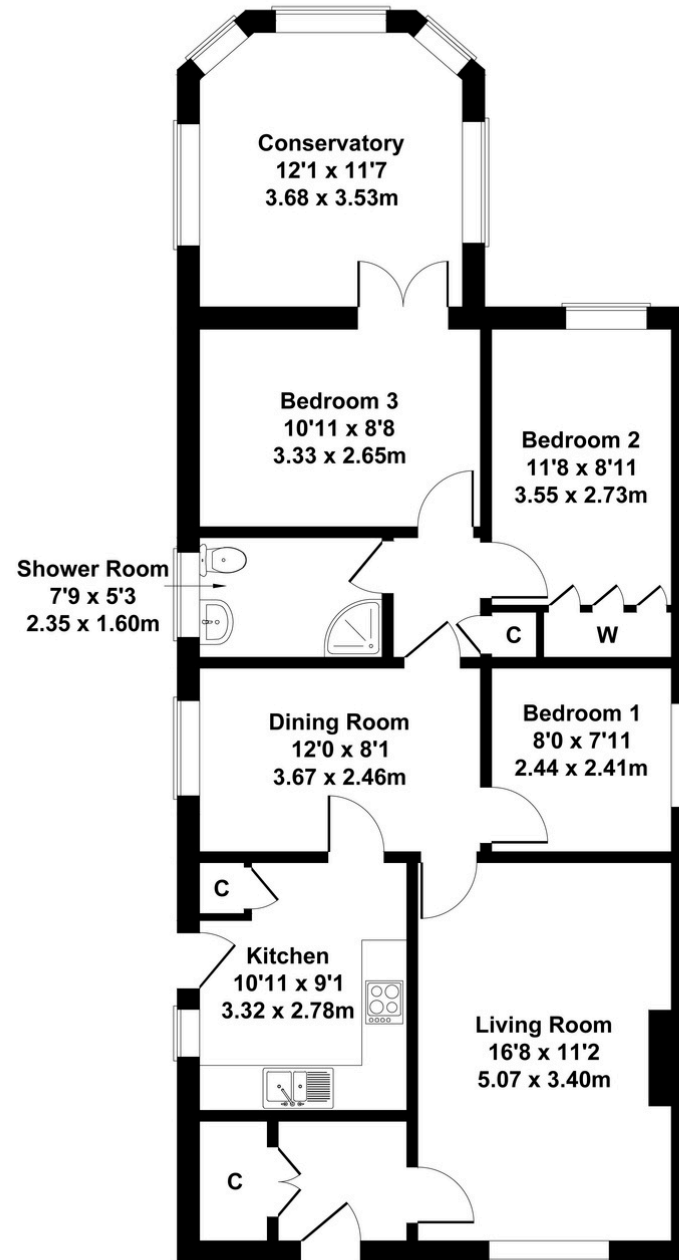






# 1 Oaktree Drive, Ecclefechan, DG11 3EH

Approximate Gross Internal Area  
980 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**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.

**EPC Rating:** F

**Broadband:** Standard

**Services:** 1 Oak Tree Drive is serviced by mains water, mains electricity, mains drainage and modern electric heating.

**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. The house is in Council Tax Band C.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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.



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