



Three bedroom semi-detached house with generous gardens and detached garage

18 Bowerbank, Eaglesfield, DG11 3PW

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Property Details

18 Bowerbank, Eaglesfield, DG11 3PW

Offers over

£140,000

Description

Three bedroom semi-detached house situated on a large corner plot in Eaglesfield with spacious accommodation, off-street parking and gardens.

Selling Agents

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





KEY FEATURES

- Three bedroom semi-detached house situated on a pleasant cul-de-sac
- Generous kitchen with integrated cooking appliances, fridge/freezer and space for dining
- Bright and welcoming lounge with electric fire
- Master bedroom benefitting from fitted wardrobes and modern en-suite
- Plenty of storage cupboards located throughout the property
- Oil central heating
- Solar photovoltaic panels with feed-in tariff
- Off-street parking for several cars and detached garage
- Ideally located within driving distance to the M74 for commuting
- No chain

Situation

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.



18 Bowerbank is an excellent opportunity to acquire a spacious, three bedroom semi-detached property situated on a pleasant cul-de-sac in Eaglesfield. The property would suit a range of buyers including first time buyers looking to step onto the property ladder. The property sits in a generous plot with ample off-street parking available, detached garage and lovely gardens to the front and rear.

The Accommodation

The front door provides access to a small vestibule before stepping into the main hallway which leads to the rest of the ground floor accommodation. The family bathroom is located on the ground floor complete with bath and wash hand basin, with matching gold taps, WC and shower cubicle which has recently had a new electric shower installed. There are two excellent storage cupboards available.



The lounge benefits from dual aspect windows and an electric fire set within a lovely fireplace. The kitchen has been well maintained and is in great condition, complete with an integrated fridge/freezer, integrated double oven and warming drawer, NEFF induction hob and single bowl stainless steel drainer sink. The kitchen benefits from tiled flooring, has space for a large dining table and provides access to the side of the property.

Upstairs the master bedroom is larger than most new builds, complete with an excellent range of fitted shelving and wardrobes. There is a modern, en-suite shower room which is accessed through double doors. The second and third bedroom are also generous doubles, both benefiting from built-in storage. The landing features a further two storage cupboards including the airing cupboard where the hot water tank is located. A loft hatch provides access to an insulated loft.

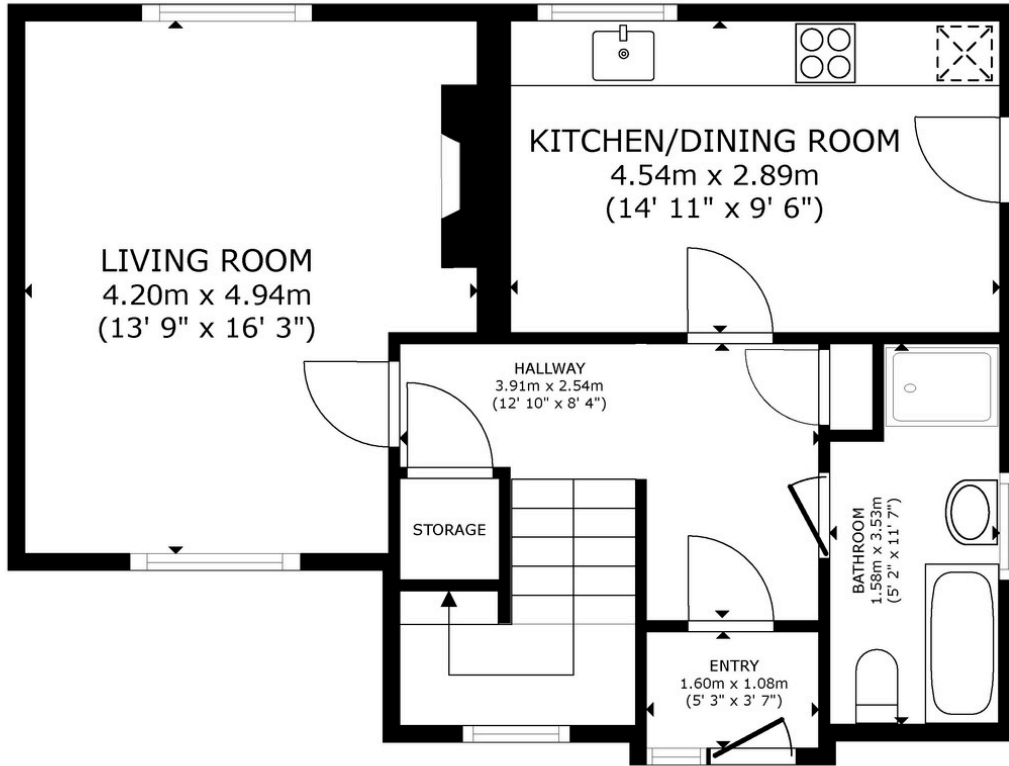


Externally, 18 Bowerbank sits within a generous corner plot with off-street parking for several vehicles. There is also a detached timber garage with double doors, ideal for storage or use as a workshop. The gardens feature two separate lawns bordered with loose stone and a variety of plants. At the rear of the house is an additional garden/patio area which features a variety of mature plants, bushes and shrubbery.

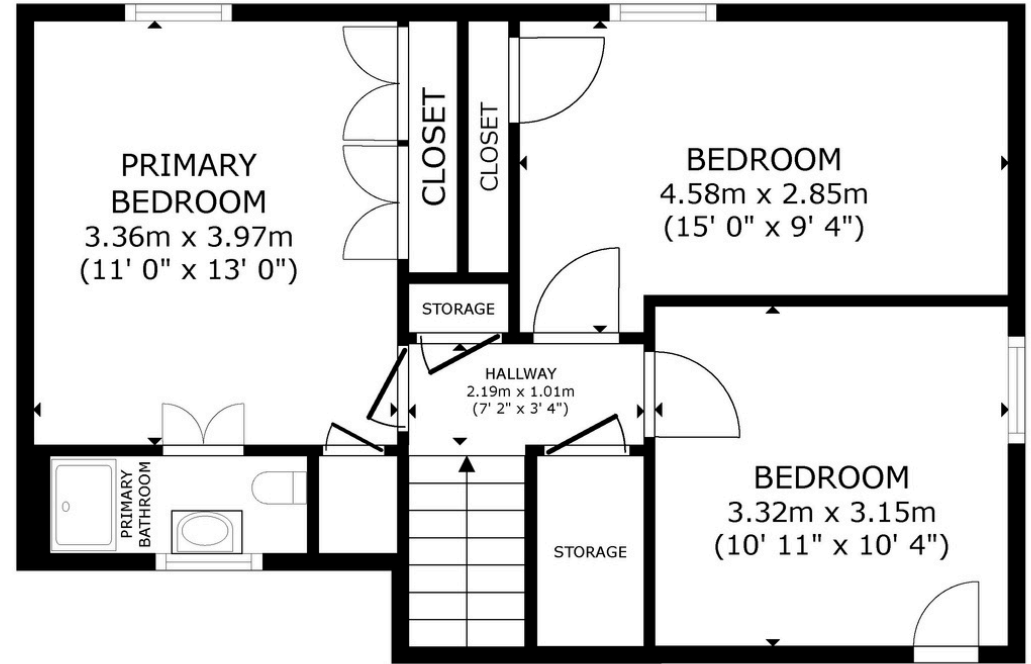








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 53.9 m² (580 sq.ft.) FLOOR 2 49.4 m² (531 sq.ft.)
 TOTAL : 103.3 m² (1,112 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion. An application has been submitted for probate and the sale is subject to probate being granted.

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: D

Broadband: Standard

Services: 18 Bowerbank is serviced by mains water supply, mains electricity, mains drainage and oil central heating. The property benefits from solar photovoltaic panels with feed-in traiff.

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 B.

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. 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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