

2 Queensberry Terrace

HODDOM ROAD, ECCLEFECHAN, LOCKERBIE, DG11 3BX



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent two-bed mid-terraced sandstone cottage, great accommodation, beautifully set in the charming village of Ecclefechan



We are delighted to offer to the market this utterly charming traditional 2-bed mid-terrace sandstone bungalow, set in the popular village of Ecclefechan near Lockerbie. The property is nestled beautifully within a quiet street with stunning countryside nearby. Rarely do properties with such charm and appeal come to the market, it couldn't be more picturesque or peaceful.

THE LOUNGE



The accommodation comprises a spacious lounge with a large window flooding the room with light. The room affords many options for furniture configurations and the log burner offers cosy nights by the fire. The layout also caters easily for a dining table.

THE KITCHEN



The kitchen is bright and welcoming, featuring an attractive range of modern units with a cooker, and ample space for a free-standing washing machine and fridge freezer. Appliances – and furniture throughout the property – may be available by separate negotiation. The French doors lead out beautifully to the back garden.



THE SHOWER ROOM



The family shower room is fresh and modern with a white suite and a large standalone shower enclosure. There are two good-sized bedrooms in the home, both have ample space for free-standing furniture and plenty of natural light. The house is kept warm and comfortable via double glazing and gas central heating.

BEDROOM 1



BEDROOM 2

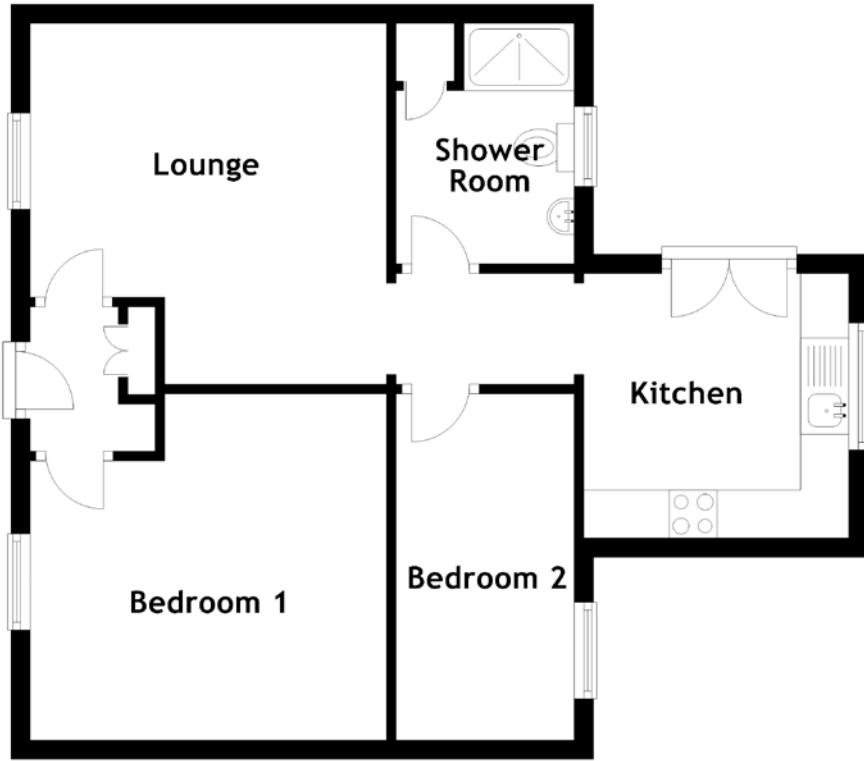


The house is ideal for a small family, couple or single occupant, or even a 'canny' buy-to-let investor looking for an investment opportunity. Given the delightful and ever-rare village location, this is a first-class holiday let business opportunity or bolt-hole staycation home. Early viewing is advised for this little piece of heaven.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP



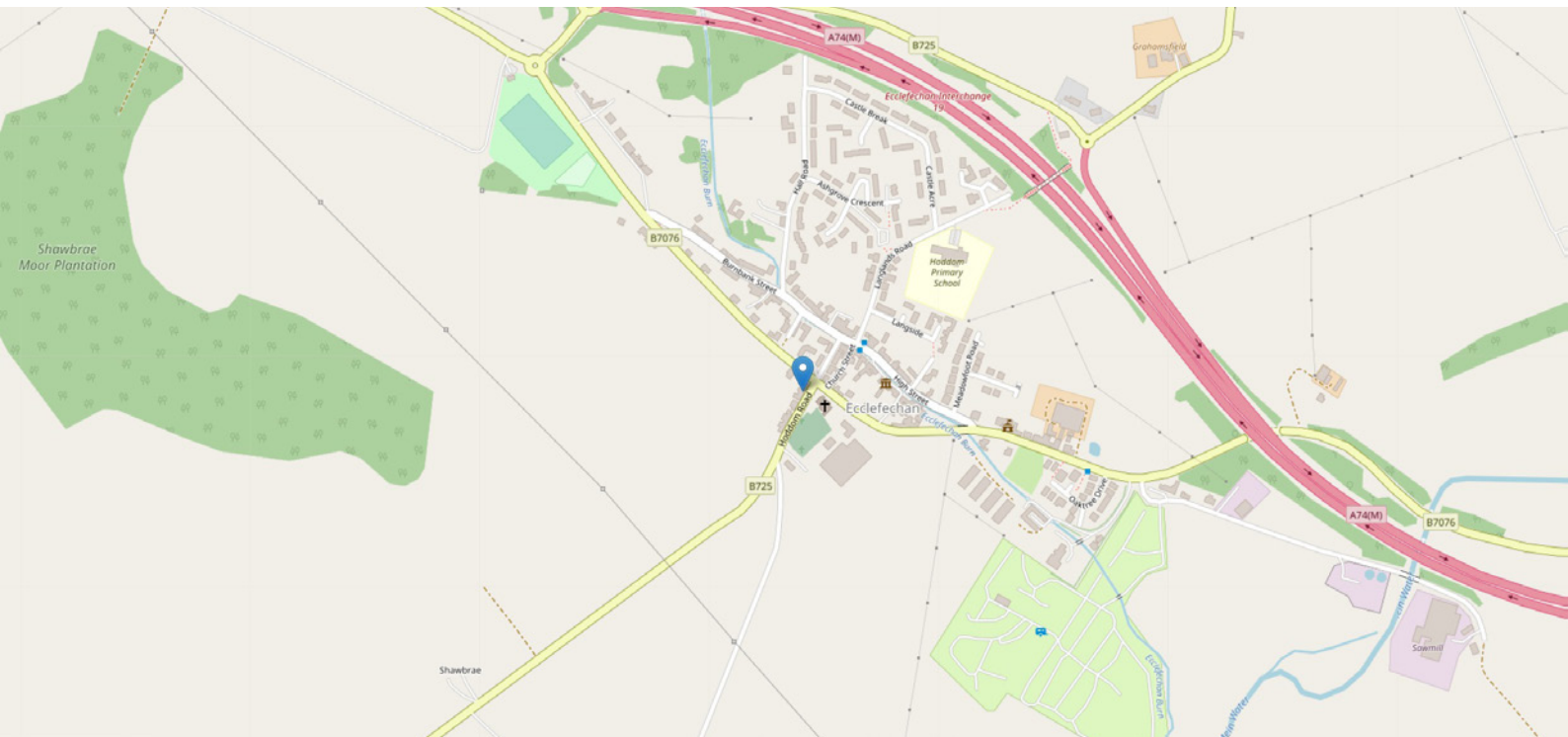
Approximate Dimensions (Taken from the widest point)

Lounge	3.75m (12'4") x 3.70m (12'2")
Kitchen	2.75m (9') x 2.75m (9')
Shower Room	2.50m (8'2") x 1.85m (6'1")
Bedroom 2	3.70m (12'2") x 1.85m (6'1")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")

Gross internal floor area (m²): 52m²
EPC Rating: F

Buyer's Premium Value: £1200.00

Extras (Included in the sale): Furniture and freestanding appliances may be available by separate negotiation.



THE LOCATION

For those who love a slower more peaceful pace of life, the small and quaint village of Ecclefechan in Dumfries & Galloway in southern Scotland is quite simply a great place to live.





Set amid beautiful natural scenery with rolling hills and moorland, it's located approximately 6 miles south of Lockerbie and only 18 miles from Dumfries. The peace in this area of the country is almost tangible making this area a very popular place to call home. Transport links via the M74 are close at hand making it easy to commute throughout Central and Southern Scotland.



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