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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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8 PEACOCK PLACE ECCLEFECHAN DG11 3EQ



A terrace house situated in a quiet cul-de sac located in Ecclefechan. The house offers spacious accommodation with two double bedrooms. The house has an enclosed garden to the rear with shed. Ideal for first time buyers.

Vestibule, Inner Hall, Living Room, Utility Room, Kitchen, Bathroom, 2 Bedrooms. Electric heating and fully double glazed. Floor coverings, curtains and blinds are included.

Fixed Price £55,000



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



SITUATION

Ecclefechan is conveniently situated within easy reach of Lockerbie, Annan, Dumfries and also Carlisle. The village provides local facilities including primary school village shops and sub post office. There is easy access to country walks adjoining the village. The village has the benefit of access to the M74 which provides excellent road communication routes north and south.

DIRECTIONS

From Junction 19 on the M74 follow signs for Ecclefechan. On entering the village bear left into Burnbank Street and then take the first left in to Hall Road. Follow this road towards the top of the hill taking the second turn on the right on to Castle Break; Peacock Place is then on the Right.

DESCRIPTION

A two storey house situated in a cul-de-sac in the historic village of Ecclefechan. The property is generally in good decorative order and also has all floor coverings, curtains and blinds included in the sale. It has been well maintained and has modern Upvc double glazing and Electric heating. The accommodation is spacious with two double bedrooms both with storage space, bathroom, large living room, utility room and Kitchen. This property is an ideal opportunity for first time buyers to acquire a comfortable home.

Ecclefechan has easy access to the M74 and this provides good road connections north and south to both Glasgow and Carlisle.

ACCOMMODATION

UPVC front door leading to:

Vestibule

Cupboard housing electricity meter and fuse box. Vinyl flooring. Glazed panel door leading to:

Inner Hall

Coat hooks and hanging space. Laminate flooring. Storage heater. 1 power point. Stairs to first floor

Living Room

4.96m x 4.07m. Electric fire with decorative stone fire surround and display shelving including TV pedestal and DVD/Video alcove. Television point. Two decorative ceiling light units. 4 power points. Carpet, Window Blind, Storage heater.

Utility Room

2.67m x 1.79m. Storage cupboard. Coat hooks. Sink unit and shelved storage. Ceiling spot light unit. laminate flooring. 1 power point. Upvc "leaded" double glazed door to rear garden.

Kitchen

3.16m x 2.69m. Single sink and drainer with fitted floor and wall units. Cooker point and 6 power points. Plumbing for washing machine. Hot water

timer. Ceiling spot light unit. Curtains and window blind. Floor tiles. Panel heater.

Landing

Stairs leading up from Inner hall. Access to loft space and 1 power point.

Bathroom

1.97m x 1.67m. Bath with Triton electric shower. WC and wash hand basin. Carpet.

Bedroom 1

4.47m x 3.09m. Shelved cupboard with hot water cylinder. Telephone point. Carpet. Storage heater. 2 power points.

Bedroom 2

4.06m x 3.19m. telephone point. Shelved walk in cupboard. Carpet, curtains and blinds panel heater. 2 power points.

OUTSIDE

To the front paved area with plants and flowers. To the rear there is an enclosed paved patio area with surrounding plants and shrubbery. Drying line. Store shed. Outside light to front and back. Satellite dish.

GENERAL INFORMATION**SERVICES**

Mains electricity, water and drainage.

COUNCIL TAX

The property is currently assessed as Band B for Council Tax Purposes.

POSTCODE

DG11 3EQ

CLOSING DATE

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars were prepared on 22nd August 2008 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at law.

MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

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