



**ADDRESS:-**                    **3 BURNSIDE GARDENS, ECCLEFECHAN, DG11 3DJ**

**SUMMARY:-**                    Lovely well presented and maintained two bedroom end terraced house with wide parking and garden area to front. The property and benefits from good-sized accommodation and would make an ideal first time buyers home or investment property.

**SUMMARY:-**                    Accommodation comprises Living Room, Kitchen/Diner, Two Bedrooms, Bathroom and Gardens to front and rear.

**VIEWING:-**                    By arrangement with Selling Agents.

**PRICE:-**                        **OFFERS IN THE REGION OF £86,000**

### **3 Burnside Gardens, Ecclefechan**

Hardwood front door with patterned glass panel and matching large side panel leading into spacious Hallway with wood effect PVC double-glazed window to side with display sill and Venetian blinds. Central heating radiator. Telephone socket. One single electric socket. Laminate flooring. Glass panelled doors leading into **Living Room** and **Kitchen/Diner**.

#### **HALLWAY**



#### **LIVING ROOM**

13'6" x 13'  
(4.14m x 3.96m)



Wood effect PVC double-glazed large window with vertical blinds. Attractive open fireplace with tiled hearth and surround and mahogany wood mantelpiece. Central heating radiator. TV aerial socket and two double and one single electric sockets.

#### **KITCHEN/DINER**

20'5" x 6'10"  
(6.24m x 2.08m)



Generous supply of wall and floor units with tiling between. Asterite one and a half bowl sink with mixer tap. Wood effect PVC double-glazed window with Venetian blind and display sill. Meter cupboard. Central heating radiator. Three double and two single electric sockets. TV aerial socket. Cooker switch. Hardwood back door with patterned glass panels leading to rear garden.

#### **UPSTAIRS**

##### **LANDING**

Wood effect PVC double-glazed window to the side with lovely views overlooking the High Street, Venetian blind and display sill. Central heating radiator. Built in shelved airing cupboard. Doors to two Bedrooms and Bathroom.

**BEDROOM ONE (FRONT)**

13'2" x 10'  
(4.02m x 3.04m)



Wood effect PVC double-glazed window with vertical blind and display sill. Arched wall recess with wall lighting. TV aerial socket, one double and one single electric sockets. Central heating radiator.

**BEDROOM TWO (REAR)**

10'6" x 13'5"  
(3.23m x 4.11m)



Wood effect PVC double-glazed window with display sill and vertical blinds. Fitted wardrobes, drawer units

and dressing table. Central heating radiator. Three single and one double electric sockets. TV aerial.

**BATHROOM**

6'10" x 6'9"  
(2.10m x 2.08m)



Modern bathroom with white WC, wash hand basin and Large shower enclosure. Tiled walls. Wall mounted radiator/towel rail. Wood effect PVC double-glazed patterned glass window with Venetian blind and display sill. Tiled floor.

**OUTSIDE**

To the front a grass area and large vehicle parking area. Pathway to side leads to rear triangular garden mainly in grass with garden shed and oil tank.

**NOTES:-**

1. COUNCIL TAX BAND-B
2. DATE OF ENTRY-By arrangement
3. VIEWING-By arrangement with Selling Agents
4. HEATING-Oil Central Heating
5. SERVICES-Mains Electricity, Water and Drainage
6. ITEMS INCLUDED-All floor coverings and light fittings.
7. Measurements are approximate and for guidance only.
8. IMPORTANT – A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Messrs. Murray Little & Knox, 27 Bank Street,

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Web. [www.mlandk.co.uk](http://www.mlandk.co.uk). Although believed to  
be correct they are not guaranteed and therefore it  
would be advisable for all prospective purchasers  
to satisfy themselves to the basic facts before  
submitting an Offer.