



ADDRESS:-

**FONTANA, 1 LANGLANDS COURT,
ECCLEFECHAN, DG11 3EJ.**

SUMMARY:-

Large corner plot with spacious three bedroom bungalow close to Primary School and close to the village amenities. The property has been maintained and up-graded to a very high standard and has excellent access to motorway north and south.

ACCOMMODATION:-

Comprises Lounge, Dining Room, Kitchen/Diner, Utility Room, Study, Three Bedrooms one with E-suite, Bathroom, Garage and Gardens to front, sides and rear.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

OFFERS IN THE REGION OF £220,000

**Fontana, 1 Langlands Court,
Ecclefechan**



PVC wood effect front door with patterned glass panel and two matching side panels leading into open Hallway with three central heating radiators, two smoke alarms, heating thermostat. Wall lighting. Two double electric socket. Alcove with hatch to roof space and double electric socket. Large airing cupboard. Double doors with half glazed panels and step down into **Lounge**. Half glazed doors to **Dining Room** and **Kitchen**. Door to **Study**, **Three Bedrooms** and **Bathroom**.

LOUNGE

22'5" x 15'11"
(6.85m x 4.85m)



PVC wood effect double-glazed picture window with top openers, display sill and vertical blinds. Small hexagonal shaped PVC wood effect window with display sill to side. Gas fire in marble hearth and mantle. Central heating radiator. Real wood flooring. Wall lighting. Six double electric sockets and TV aerial sockets. Archway and step up into **Dining Room**.

DINING ROOM

16'2" x 12'5"
(4.93m x 3.81m)



Sliding patio doors with vertical blinds leading out to terrace. Real wood flooring. Central heating radiator. Four double electric sockets and TV aerial sockets. Door with half glazed panels to **Hallway**.

KITCHEN/DINER

13' x 16'2"
(3.96m x 4.93m)



Wood fronted wall and floor units. Glass display units and integrated dresser and breakfast table. Laminate worksurfaces and splashbacks. Stainless steel one and a half bowl sink with single drainer and mixer tap. NEFF six burner gas hob and stove. NEFF stainless steel chimney fan. Glass splashback. Window to rear with display sill and vertical blind. Central heating radiator. Inset ceiling spotlighting. Central heating radiator. Four double and two single electric sockets and hidden sockets for appliances. Integrated dishwasher, microwave and freezer. Karndean tiled floor. Door with half glazed panels leading into **Utility Room**.

UTILITY ROOM

9'4" x 6'11"
(2.86m x 2.11m)

Wood fronted wall and floor units and laminate worksurface area and splashback. Stainless steel sink with single drainer. Worcester boiler. Plumbed for automatic washing machine. Built in double

cupboard which also houses the hot water tank. Karndean tiled flooring. PVC wood effect double-glazed window to side with display sill and vertical blinds. PVC wood effect door with glass panel leading to **Garden**.

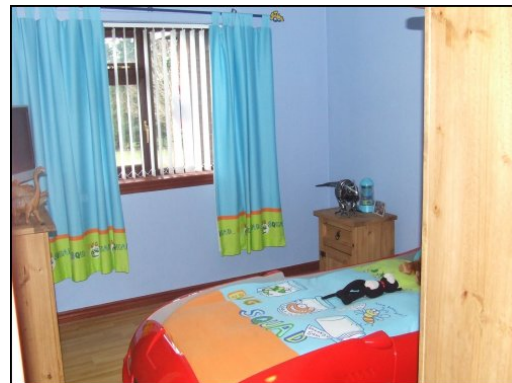
STUDY ROOM

5'7" x 6'1"
(1.73m x 1.85m)

Telephone socket and double electric socket.

BEDROOM ONE

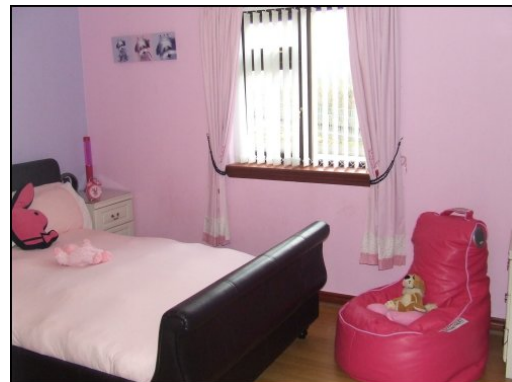
11'5" x 9'6"
(3.50m x 2.92m)



PVC wood effect double-glazed window with display sill and vertical blinds to front. Central heating radiator. Three double electric sockets and TV aerial socket. Laminate flooring.

BEDROOM TWO

12'10" x 11'3"
(3.92m x 3.44m)



PVC wood effect double-glazed window with display sill and vertical blinds.

Central heating radiator. Three double electric sockets and TV aerial socket. Fitted wardrobes. Laminate flooring.

MASTER BEDROOM WITH EN-SUITE

MASTER BEDROOM

10'6" x 11'11"
(3.23m x 3.64m)



PVC wood effect double-glazed window to rear with display sill and vertical blinds. Central heating radiator. Three double electric sockets and TV aerial socket. Built in wardrobes with sliding mirrored doors. Door to **En-suite**.

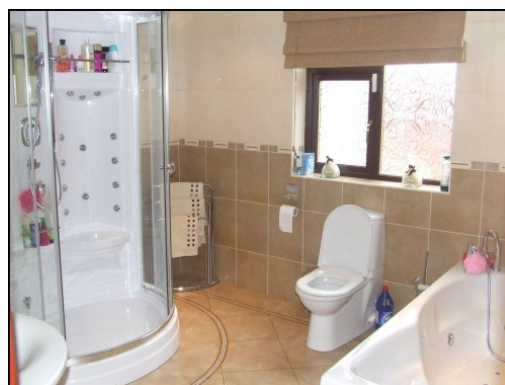
EN-SUITE

7'8" x 5'1"
(2.37m x 1.55m)

White WC and wash hand basin in vanity unit with cupboard space. Shower cubicle with electric shower. Tiled walls and floor. Small PVC wood effect double-glazed patterned glass window with vertical blind and display sill. Xpelair. Wall mounted towel rail/radiator.

BATHROOM

9'8" x 11'5"
(2.98m x 3.50m)



Spacious bathroom with white WC, wash hand basin with towel rail and mixer tap. Large jacuzzi bath. Shower enclosure with steam shower and mood lighting. Karndean tiled floor and tiled walls. Wall mounted towel rail/radiator. Inset spotlighting. Xpelair. PVC wood effect patterned double-glazed window with display sill and blind.

GARAGE

Up and over door. Power and light. Side door and windows.

OUTSIDE

The property sits on a large corner plot with side driveway to garage. To the front is grass area with flower and shrub borders. Pathway to front door and to driveway. To the side terrace area.

The rear has a grass area and flower and shrub borders and chipped areas for ease of maintenance. Garden sheds. Oil Tank.

NOTES:-

HOME REPORT AVAILABLE

1. COUNCIL TAX BAND-F
2. DATE OF ENTRY-By arrangement.
3. VIEIWNG-By arrangement with Selling Agents
4. HEATING-Oil Central Heating and propane gas for cooker and fire.

5. SERVICES-Mains Electricity, Water and Drainage.
6. ITEMS INCLUDED-All floor coverings and blinds.
7. Measurements are approximate and for guidance only.
8. IMPORTANT- A Closing Date for Offers may be set and therefore it would be beneficial 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 Murray Little & Knox, 27 Bank Street, Annan, DG12 6AU. Tel. 01461 202866/7. Fax. 01461 205995. E-mail. mlandk@mlandk.co.uk. Web. 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.