



Murray Little & Knox



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Address:

ROSEBANK, HAGGSHEAD, ECCLEFECHAN, DG11 3ED.

Summary:

Four bedroom house, a spacious plot in elevated position in the village of Ecclefechan. The property was formerly two cottages and has been converted to form present accommodation. The property is in need of some modernisation and up-grading and has scope to be separated again or further developed.

Accommodation:

Comprises Lounge, Dining Room, Living Room, Kitchen, Utility Room, Four Bedrooms, Dressing Room, Three Bathrooms, Double Garage and Garden area.

Viewing:

By arrangement with Selling Agents

Price:

OFFERS IN THE REGION OF £195,000

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Rosebank, Haggshhead, Ecclefechan

Aluminium door leading into small entrance porch with aluminium windows on two sides with inner door with patterned glass panels that leads into open plan Dining and Kitchen areas.

DINING AREA
15'5" x 8'9"
(4.72m x 2.71m)

Small square hardwood double-glazed window with wide display sill to rear. Central heating radiator. Four double electric sockets. Exposed wooden beams. Wall hatch through to kitchen.

KITCHEN
14'5" x 8'11"
(4.41m x 2.70m)



Wood fronted wall and floor units with tiling between. Stainless steel sink with mixer tap. Central heating radiator. Valiant central heating boiler. Plumbed for washing machine. Striplight. Four double electric sockets. Door to inner hallway. Door to Lounge.

INNER HALLWAY

Understairs cupboard, central heating radiator. One double and one single electric socket and telephone socket. Hardwood double-glazed window with vertical blinds and display sill. Door to Lounge. Stairs to upper floor accommodation.

LOUNGE
15' x 16'3"
(4.57m x 4.96m)



Baxi Bermuda Gas fire on marble hearth and surround and wooden mantelpiece. Central heating radiator. Hardwood double-glazed window with vertical blind and display sill to front. Exposed beam. Aluminium double-glazed sliding patio doors lead to garden. Three double electric sockets and telephone socket.

UPSTAIRS

LANDING

Built in shelved airing cupboard. Double electric socket. Doors to Two Bedrooms and Bathroom.

BEDROOM ONE
17'4" x 14'2"

(5.30m x 4.32m)

Hardwood double-glazed window with display sill. Central heating radiator. Two double electric sockets and telephone socket.

BEDROOM TWO

14'1" x 11'1" Measured to built in cupboards
(4.29m x 3.38m)

Hardwood double-glazed window with display sill. Central heating radiator. Two double electric socket. Built in joiner made drawer and cupboard units.

BATHROOM

WC, wash hand basin with tiled splash back. Bath and separate tiled shower cubicle. Xpelair. Central heating radiator.

From the Dining area a sliding door on the left leads to Living Room.

LIVING ROOM

14'4" x 13'4"
(4.38m x 4.08m)



Hardwood double-glazed window to front and rear with wide display sills. Gas fire in exposed brick fireplace that also makes display unit at one side. Two central heating radiators. Three double electric sockets. Sliding door to Entrance Hallway.

ENTRANCE HALLWAY

Hardwood door with patterned glass panel from front. Central heating radiator. Understairs storage area. Further door to Bathroom. Stairs to upper floor.

SECOND BATHROOM

14'2" x 10'5"
(4.32m x 3.20m)



WC, wash hand basin and walk in shower. Vinyl flooring. Xpelair. Two central heating radiators. Two hardwood double-glazed patterned glass windows with display sills. Steps lead down to Utility Room.

UTILITY ROOM

8'3" x 9'1"
(2.52m x 2.77m)

Stainless steel sink unit and worksurface area. Central heating radiator. Hardwood double-glazed window with wide display sill and vertical blind. Worcester central heating boiler. Three double electric sockets. Hardwood door with small frosted glass panel leading to front. Clothes pulley.

UPSTAIRS

Single electric socket. Hardwood double-glazed window with wide display sill on half landing.

THIRD BATHROOM

WC, wash hand basin and bath. Central heating radiator. Hardwood double-glazed patterned glass window with wide display sill.

BEDROOM THREE

14'6" x 8'9"
(4.45m x 2.71m)

Hardwood double-glazed window with wide display sill. Central heating radiator. Two double electric sockets

DRESSING ROOM

10'9" x 8'9"
(3.32m x 2.71m)

Steps from bedroom three lead down to dressing room. Original fireplace. Twin hardwood double-glazed windows with display sills. Central heating radiator. Two double electric sockets.

BEDROOM FOUR

14'6" x 12'6"
(4.45m x 3.84m)



Original fireplace. Hardwood window double-glazed window with display sill. Central heating radiator. Three double electric sockets.

GARAGE

Double brick built garage with one up and over door and one electric door. Power and light.

OUTSIDE

Wide driveway leads to garages. Two propane gas tanks. Generous garden laid mainly in grass.

NOTES:-

1. **COUNCIL TAX BAND-C**
2. **DATE OF ENTRY-By arrangement.**
3. **VIEWING-By arrangement with Selling Agents.**
4. **HEATING-Propane Gas Central heating.**
5. **SERVICES-Mains Electricity, Water and drainage**
6. **ITEMS INCLUDED-As seen**
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 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.**

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