



# Murray Little & Knox



## Solicitors, Notaries Public and Estate Agents

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**Address:**

**PLOTS AT BURNBANK STREET, ECCLEFECHAN, LOCKERBIE,  
DG11 3ED.**

**Summary:**

Two large plots numbered 2 & 3 on a raised level with fantastic open views. Property can be purchased as one area with planning consent for two four bedroom detached dwellinghouses, the plots can be purchased individually with consent for a four bedroom dwellinghouse or the houses can be built to personal specification by the sellers

**Viewing:**

By arrangement with Selling Agents

**Price:**

**OFFERS INVITED**

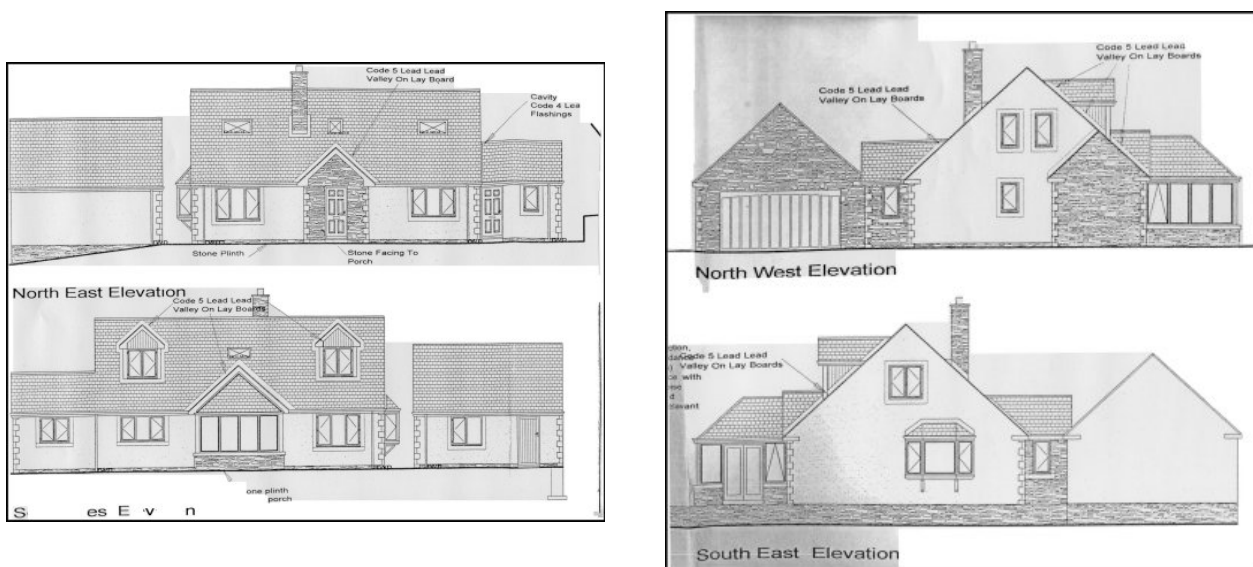
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Members of the Solicitors Property Centre.

## PLOTS AT BURNBANK STREET, ECCLEFECHAN

### Location

These plots are located in the village of Ecclefechan. The village itself has local amenities including small shop and post office, Primary school and Doctors surgery. Annan is a short drive away with a choice of supermarkets and schools and commuter access by train or bus. Ecclefechan itself is very centrally located and has good access to M74 north and south.

### Plots



The plots can be purchased undeveloped or can be purchased with four bedroom dwellinghouse constructed in terms of the existing planning consent to your own specification by the sellers. The plots sit on a raised level of ground that allows for open views. All services are near to the site.

### Planning Permission

The plots have been granted planning permission for the erection of a detached four bedroom dwellinghouse with detached double garage.

### CONSTRUCTION

The property will consist of Kitchen/Breakfast Room, Dining Room, Living Room, Utility Room, Conservatory, Ground floor Bedroom with En-suite and a further three large Bedrooms and Bathroom on first floor.

The property would include oil central heating, under floor heating, hardwood doors, painted interior, TV and phone point in every room, security alarm, choice of kitchen and bathroom fittings and the garden will be landscaped and turfed.

### ACCESS

Access is by servitude right restricted to 2 houses and residential use only. The approximate position of the access is shown for illustrative purposes only. Any interested party is referred to the terms of the Deed of Servitude.

**NOTES:-**

- 1. DATE OF ENTRY-By arrangement.**
- 2. VIEWING-Arrangement with Selling Agents.**
- 3. Measurements are approximate and for guidance only.**
- 4. 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.**
- 5. Offers should be lodged with the Selling Agents.**
- 6. 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 before submitting an Offer.**

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These particulars can be viewed in Adobe PDF format. Click on the button below to view. Right-click and "save target as" to download



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