

# Stevenson & Johnstone

solicitors and estate agents

21 OAK TREE DRIVE Ecclefechan



**Semi-detached 1 bedroomed bungalow situated in a peaceful residential estate on the outskirts of Ecclefechan within easy access of all local amenities. The property is in sound condition throughout and has a private and secluded garden area to the side into which the dwellinghouse could be extend if required (subject to planning consent). Full double glazing and storage heating.**

**Offers Over £62,000.00**

## Features

**Entrance Hall. Living Room. Kitchen. Bedroom. Shower Room. Double Glazing. Storage Heating. Garden. Storage Shed.**

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38 High Street  
Langholm  
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## Entrance Hall:-

Double glazed door to entrance. 1 single socket. Sliding door to shower room. Access to floored loft space with power and storage cabinets.

## Shower Room: 7' 9" x 4" 6" (2.35 x 1.35)

Coloured suite. W.C. Wash hand basin set in vanity unit with storage below. Shower cubicle with electric mira shower system. Tiles to shower wall. Shaver point, mirror and light. Wall heater. Heated towel rail. Obscure double glazed window to front.



## Bedroom: 9' 7" x 14' 5" (2.90 x 4.40)

Large walk-in wardrobe with hanging space and shelves. Storage heater. 1 double socket. 1 single socket. Double glazed window to front.



## Living Room: 14' 8" x 10' 5" (4.45 x 3.20)

Electric fire with decorative surround. Large walk-in cupboard housing electric meter and 1 single socket. Storage heater. 3 single sockets. 3 double sockets. Sliding patio doors to one wall leading to garden. Door to kitchen.

## Kitchen: 6' 8" x 7' 9" (2.05 x 2.35)

Stainless steel sink and drainer. 5 single sockets. Cooker point. Water heater switch. Cupboard housing hot water tank. Double glazed window to garden.



## Garden:-

Gravelled garden bounded by fencing and a Leylandi hedge. Timber storage shed. Paved path to front. Outdoor water tap. Outside light.

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## General

### Address:

21 OAK TREE DRIVE  
Ecclefechan  
Dumfries & Galloway  
DG11 3EH

### Amenities:

Mains water, electricity and drainage. Full double glazing. Electric storage heating.

### Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the timber storage shed in the garden.

### Council Tax:

Valuation Band A.

### Entry:

By arrangement

### Price:

Offers Over £62,000.00

### Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

### Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

### Tenure:

Freehold

### N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.