



*CHARMING 2 BED DETACHED COTTAGE
BUNGALOW WITH INCREDIBLE GARDEN SPACE*



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Tucked away in the picturesque village of Eaglefield, this delightful detached cottage bungalow offers a rare opportunity to enjoy tranquil rural living in the heart of Dumfries and Galloway. Surrounded by natural beauty, yet within easy reach of local amenities and road links, this is a home that blends peace, practicality, and charm.



Step inside to a generous lounge-diner, perfectly proportioned for both relaxation and entertaining. A log-burning stove adds a touch of country charm, while French doors lead directly to the extensive garden area, inviting the outside in and filling the space with light.





The shaker-style galley kitchen combines timeless design with practical features. It includes an integrated electric oven, grill and hob, large pull out larder, and space for a free-standing dishwasher and washing machine, offering flexibility for everyday living.





The property offers two good-sized bedrooms, both with ample built-in storage, providing comfort, convenience, and a homely feel – ideal for downsizers, couples, or those looking for a peaceful retreat.

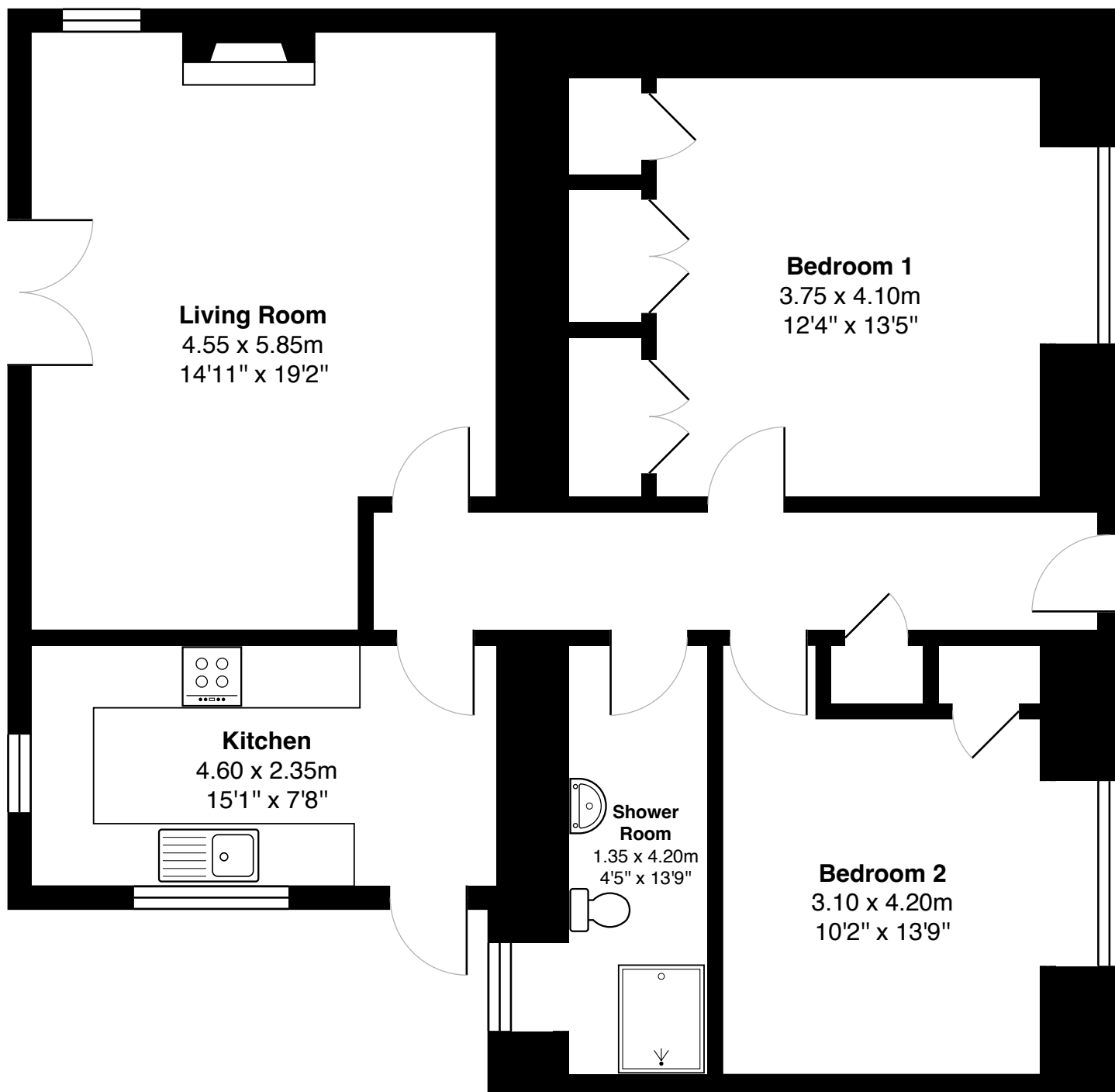




Bedroom 2







Gross internal floor area (m²): 82m²

EPC Rating: F

To the rear, you'll find a truly expansive garden – a private haven with space to relax, grow, and entertain. Whether you're a keen gardener or just love having room to roam, this outdoor space is a standout feature. A detached brick-built garage offers excellent additional storage or workshop potential, alongside off-road parking.

Whether you're looking for a forever home, a quiet retreat, or a charming countryside escape, this property in Eaglefield offers it all. Early viewing is highly recommended.







The charming and quiet village of Eaglesfield is a great place to live. In nearby Ecclefechan there is a five star doctors surgery and a primary school. The nearby town of Lockerbie itself is served by several large supermarkets whilst also preserving a friendly market town feel with access to superb quality locally grown produce. Lockerbie has excellent schools, with higher education resources available in Dumfries, 12 miles to the West. Dumfries and Carlisle, 25 miles to the South.

Lockerbie is a charming market town with a history dating back to the nearby Roman fort at Burnswark. Its name confirms a later Viking influence and in the 18th Century, it became a flourishing farming settlement and trading post between London and Glasgow. Its key role was further established by the building of the Carlisle to Glasgow road by Thomas Telford in 1816 (now the M74 motorway) and then the Caledonian railway in 1847 (now the main West coastline). To this day, Lockerbie remains an excellent base for reaching many areas in Scotland and North England, with Edinburgh, Glasgow and Newcastle and their airports all reachable within 90 minutes by road. There are excellent rail links from Lockerbie Train Station which is within easy walking distance from the house. Only 50 minutes to central Edinburgh, as well as links to Glasgow and London further enhance Lockerbie as a thriving commuting base.

The Location

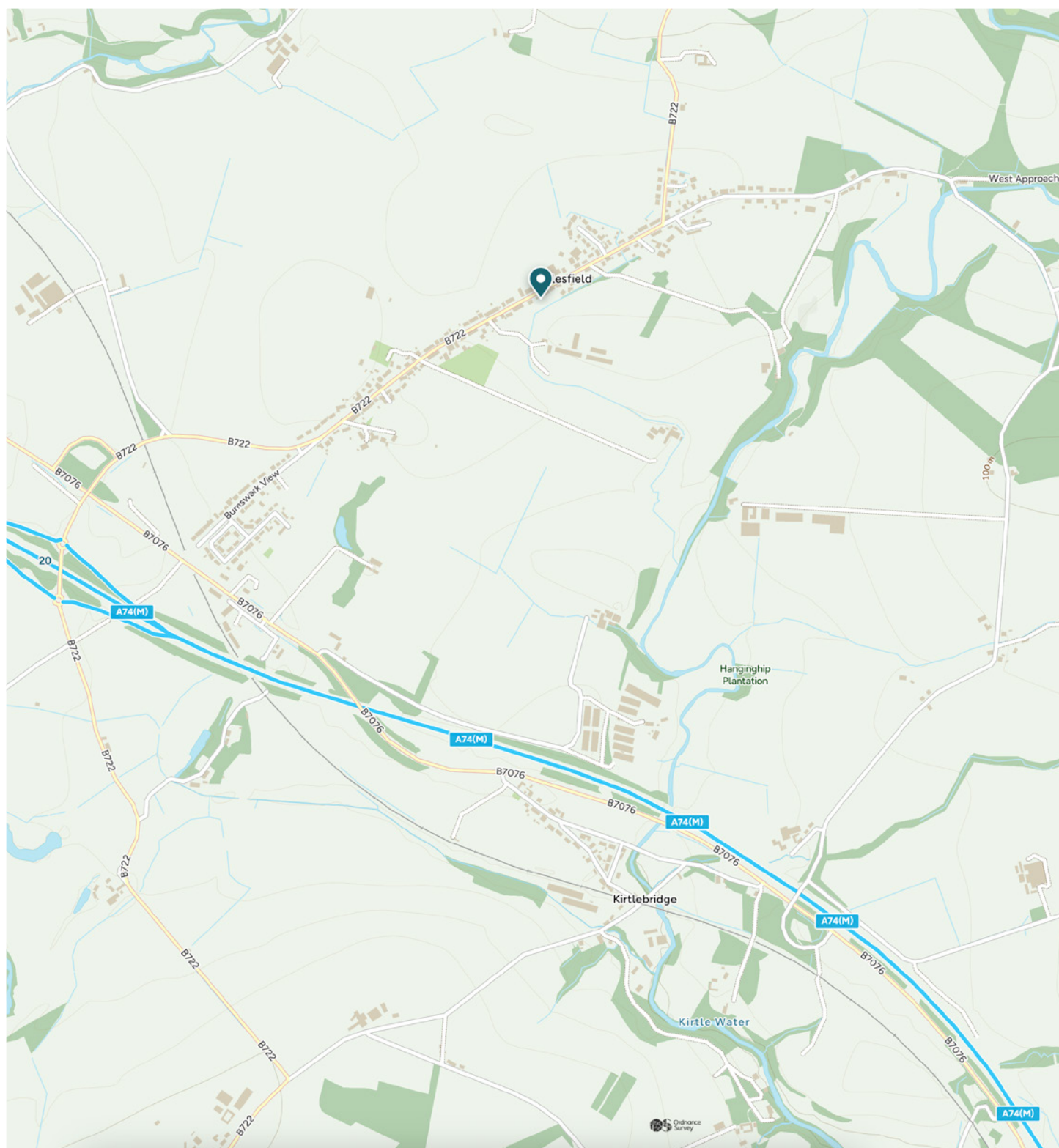


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