

# 54 Castle Break, Ecclefechan, DG11 3DX

## Offers Over £110,000



This delightful mid-terraced three bedroom house benefits from oil central heating double glazing, solar panels, off street parking and large garden. Ecclefechan offers convenient access to the M74 and is approx. 6 miles from Lockerbie where there is a wider range of shopping and leisure activities and schools.



**POLLOCK & MCLEAN**  
SOLICITORS FOR YOU AND YOUR FAMILY



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**Measurements (all approx.)**

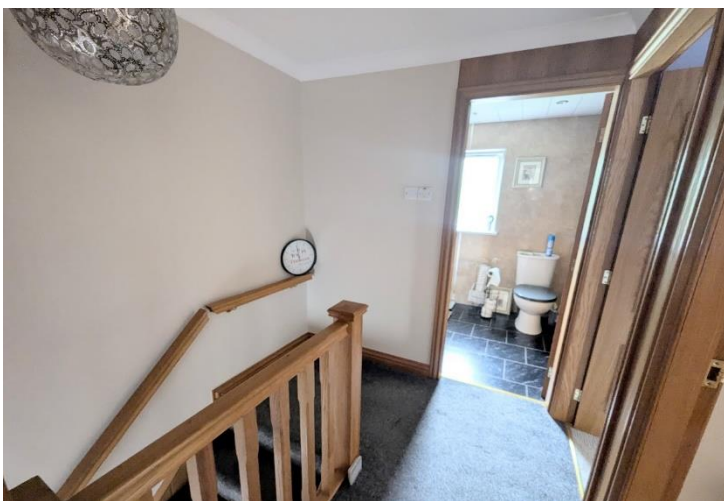
Entrance Hall – 2.50m x 1.35m  
 Shower Room – 2.63m x 1.60m  
 Bedroom 3 – 2.59m x 2.57m

Living Room/Dining Room – 6.39m x 3.53m  
 Bedroom 1 – 4.32m x 2.68m

Kitchen – 4.90m x 3.85m  
 Bedroom 2 – 4.29m x 3.58m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

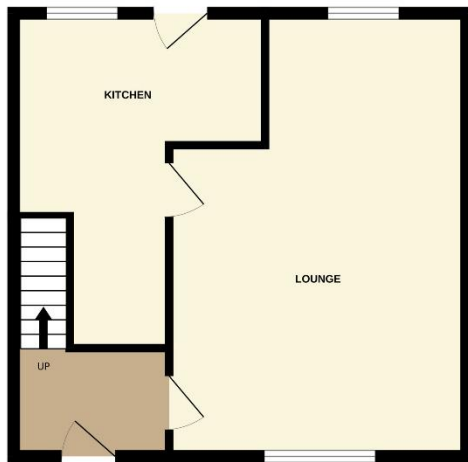
- Entrance hall with cupboard housing electrics and the Solar Panel controls. Door to kitchen, living room and stairs to first floor.
- Bright living room/dining room with windows to the front and rear. Door to kitchen.
- Good size kitchen with wall and base units. Integrated fridge/freezer, double oven 4 ring gas hob, dishwasher, washing machine and tumble dryer. Sink with mixer tap and right hand drainer. Part tiled. Window and door to rear. Under stairs cupboard.
- Stairs to first floor with hand rail and bannister. Loft hatch. Doors to three bedrooms and shower room.
- Shower room with W. C., wash hand basin with vanity unit and cupboard. Shower cubicle. Window to rear. Fully splashback.
- Bedroom 1 is a double bedroom with window to rear fitted double door wardrobes with hanging rails and shelves.
- Bedroom 2 is a spacious bedroom with window to the front. Four double door fitted wardrobes with hanging rails and shelves.
- Bedroom 3 is a single with window to the front. Built-in cupboard.
- To the front there is off street parking for a couple of cars. There is an alleyway to the side which is shared with the neighbour.
- Large rear garden all laid to decking. Two shed to the rear both a good size with power and lights.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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