

Annan

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11 Ednam Street

Annan, DG12 6EF

Offers Over £100,000



Deceptively spacious end terraced property with four bedrooms across three floors in excellent location. It is close to town centre, schools, leisure facilities and train station. The property requires complete renovation but offers excellent development potential. Viewing is highly recommended on this basis for its potential and not to be missed.



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Accommodation

Ground Floor - Two reception rooms, kitchen and utility.

First Floor - Two bedrooms and bathroom

Second Floor - Two bedrooms and box room

Features

- Within easy distance of town centre
- Good-sized rooms
- Development potential
- Gas central heating
- Double-glazing
- Enclosed area to rear



Situation
ANNAN

Annan is a town on the north shore of the Solway Firth and is just eight miles from the English border. Annan lies on the east side of the River Annan and gives access to the Annan harbour. Annan enjoys easy access to major road links both north and south. The Royal Burgh of Annan has a bustling high street with a good range of locally run shops, supermarkets and several cafes and restaurants. It has a selection of leisure facilities and has both primary and secondary schooling. Annan station has commuter links between Carlisle, Dumfries and Glasgow.

GRETNA

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretna Green is famous for tying the knot and caters for thousands of eloping couples every year. It is an ever growing tourist spot with the historic Gretna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretna Gateway). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail units including pharmacy line Central Avenue and the railway station is a short walk from the town.

DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

Council Tax Band
C

EPC
E

Services
Mains gas, electricity, water and drainage

Included
All light fittings and curtains



Interested in this property?
Call 01461 202 866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
Email: Annan@cullenkilshaw.com

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Monday to Friday: 9.00am to 5.00pm

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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



11 Ednam Street, Annan

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft
(Including Attic)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1041228)

Full members of:



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