

Annan

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Offers Over £140,000

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SOLICITORS & ESTATE AGENTS

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**2 Blake Terrace,
Dornock, Annan, DG12 6SR**



Spacious mid terraced house that has two double bedrooms and potential for en-suite upstairs. The property has a south facing sun room and a lovely modern grey gloss kitchen only a year old. There is ample parking for two cars and garage. The property is in a semi-rural location but close to the town of Annan for all local amenities, leisure facilities and commuter links. Carlisle and Dumfries are a drive away and the location gives excellent access to commuting north and south. This property is completely deceptive and viewing is a must to fully appreciate what this property offers.

Accommodation

Living room, kitchen, bathroom and dining room/sun room on ground floor.

Two double bedrooms on first floor.

OUTSIDE

Long garden to the front mainly in grass with flower and shrub borders. South facing patio seating area. Garden shed.

To the rear parking for at least two cars and garage.

FEATURES

- Quiet location and community
- South facing front of the house.
- Long good-sized garden
- Double-glazing
- Gas central heating
- Plenty of parking

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Approximate Gross Internal Area = 82.5 sq m / 888 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID1041238)

Situation DORNOCK

Dornock is a small village a mile away from Eastriggs and 2 miles from Annan. It is a small community but is in an ideal semi-rural location but within easy distance of towns and villages for schools and amenities. It is also in an ideal location for access to the A75 north and south.

EASTRIGGS

Eastriggs is a village 3.2 miles from Annan, 4.9 miles from Gretna which is at the English/Scottish Border and 15 miles from Carlisle. The village itself has local amenities including pubs, garages, caravan centre, Primary School, small but popular garden centre and cafe. The historic museum and cafe The Devils Porridge is at the edge of the village bringing tourism. Eastriggs is on a good bus route. Plenty of outdoor activities such as walks to Solway Coast. For larger amenities Annan, Gretna and Carlisle are close by.

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.

GRETNNA

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.

Fixtures and Fittings

All floor coverings, light fitting and blinds.

Services

Mains gas, electricity, water and drainage.

EPC

E

Council Tax

A

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Annan

Call 01461 202

866/867

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

Opening Hours:
Monday to Friday: 9.00am to 5.00pm



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