

Annan

Call 01461 202 866/867

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**25 Drummond
Road,**
Annan, DG12 5AT

Offers Over £52,000



Excellent one bedroom first floor flat situated on quiet corner plot. The flat is within walking distance of town centre and local supermarket. Annan Train Station for commuter links to Dumfries, Carlisle and Glasgow is also close by. Annan has good network links to A75 and A74 north and south. The flat has been well maintained and would ideally suit a first-time buyer or investment purchaser. Dumfries college and University campus is approx 14 miles away. The property must be viewed to be appreciated.



25 Drummond Road,

Annan, DG12 5AT

Offers Over £52,000

Description

Excellent one bedroom first floor flat situated on quiet corner plot. The flat is within walking distance of town centre and local supermarket. Annan Train Station for commuter links to Dumfries, Carlisle and Glasgow is also close by. Annan has good network links to A75 and A74 north and south. The flat has been well maintained and would ideally suit a first-time buyer or investment purchaser. The property must be viewed to be appreciated.

Accommodation

Communal door with security entry system leads into communal hallway and stairwell. On the first floor communal landing for number 25 there is a door leading to walk in storage area.

It is a block of 4 flats.

A communal drying area is located to the rear.

Flat accommodation consists of living room, kitchen, bedroom, bathroom and two storage cupboards.

Features

- Close to town centre
- First floor flat
- Good-sized accommodation
- Gas central heating
- Communal drying area
- Walk in private storage area in communal hallway
- All legal requirements met for rental purposes



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.

Services

Mains gas, electricity, water and drainage.

Items Included

All floor coverings, light fittings and curtains.

Council Tax Band

A

Energy Performance Rating

D

Factoring Charge

Lowther Housing Association - approx £190 a year.



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

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

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



25 Drummond Road, Annan

Approximate Gross Internal Area = 47 sq m / 506 sq ft

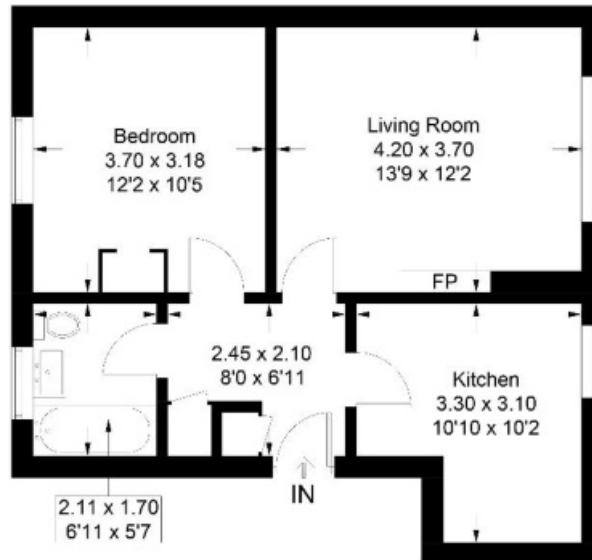


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.usketch.com © (D1064154)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.