

Annan

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Riverview, 2 River Street,

Brydekirk, Annan, DG12 5LS

Offers Over £140,000



This is an excellent two bedroom semi-detached cottage in a lovely riverside location in the quiet village of Brydekirk. The property benefits from being in walk in condition and has two double bedrooms. Annan is a short drive for all local amenities, hospitality and commuter links and gives excellent access to A75 north and south. There is a lovely community feel in this village. The property is on a good bus route. The area caters for outdoor leisure activities also and the area offers places of interest. This property would be ideal for a first time buyer, investment or holiday let. Viewing comes highly recommended.



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Description

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Accommodation

Interior accommodation comprises lounge, kitchen/diner, two double bedrooms, good storage and bathroom.

Attic space is part floored.

Exterior has area for car to front. To the rear all paved with completely private suntrap seating area. Garden shed.

Features

- Beautiful riverside views
- Quiet semi rural location
- Walk in condition
- Suntrap patio area to rear
- Short drive or bus trip to local amenities
- Nice community feel



Situation
BRYDEKIRK

Brydekirk is a small semi-rural village approx. 2.5 miles north of the town of Annan and approx. 16.2 miles from Dumfries. There is easy commuting access to A75 north and south. Brydekirk has a lovely community feel with the hub being the village hall. There is a small Primary School and Secondary Schools are based in Annan, Dumfries and Lockerbie. The village of Brydekirk is on the edge of the picturesque River Annan and is on the Annandale Way which offers river walks and fishing. It is also situated amongst countryside. There is a popular Equestrian centre on the outskirts of the village.

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 electricity, water and drainage.

Oil fired central heating. Oil tank. Boiler located in living room.

Included

All floor coverings, light fittings and blinds.

Wood burning stove in living room.

Wardrobes in front bedroom will be included in the sale.

Council Tax Band

A

Energy Performance Rating

E



Interested in this property?
Call 01461 202 866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



2 River Street, Brydekirk

Approximate Gross Internal Area = 59.7 sq m / 643 sq ft

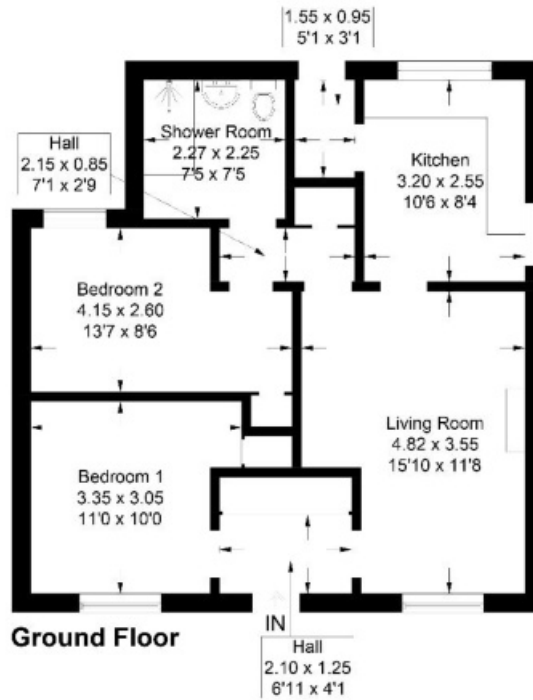


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