

Annan

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Offers Over £375,000

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**Moss-side, Cummertrees,
Annan, DG12 5PU**



If you are looking for an immaculate, spaciouly designed detached cottage with equestrian facilities including two fields situated in semi-rural country location with views of the Solway Firth on a two property development. The property has been lovingly upgraded and extended and is in walk in condition. Annan is a short drive for all local amenities including retail, leisure and commuter links. This property must be viewed to be completely appreciated.

Features

Countryside location with views of Solway Firth

Immaculate and spacious extended cottage
Equestrian facilities including two fields and equestrian outbuildings

Lovingly renovated

Case and sash windows

Short drive to local amenities

Accommodation

Property

Spacious front hallway, lounge, wc, dining room, kitchen/diner with walk in larder and storage room, back porch with utility, two bedrooms both with en-suites.

Outside

The property is reached from Moss Road via a private shared driveway.

To the front of the property is a grass area with paved pathways. Driveway to side.

To the side and rear are two fields, double stable block, tack room, wash room, feed room, block barns (carriage storage), shed, dog kennel, tool shed and covered vehicle port.



Situation

CUMMERTREES

This is a coastal village a couple of miles from Powfoot, approx 3 miles from Annan and approx 12 miles from Dumfries. The village offers Primary School and village hall. Round this area are lovely scenic views including rolling countryside and sea views of Solway Firth. From Cummertrees you can do several walks round the area. Cummertrees is close to golf club, holiday parks and hotel with panoramic views over the Solway. Annan or Dumfries are close by for amenities and the location although semi-rural gives excellent access to A75 north and south.

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 1188. 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.

Fixtures and Fittings

All floor coverings, light fittings and blinds.

Services

Mains electricity, water and septic tank drainage.

Solar Panels and wind turbine

Space heating is provided by water filled electric wall mounted radiators with individual temperature controls.

Hot water is off electric immersion system with tank located in kitchen walk in storage room.

Included in the sale (Please note that no warranty is given for any white good items left in the property)

Aga
Smeg fridge/freezer (American style)
Beko dishwasher
Washing machine/dryer

Wall mounted TVs may be available for purchase.

Council Tax and Energy Performance Rating
Council Tax = D

EPC = F

Directions

From Annan follow the B724 to Cummertrees then just about opposite the village hall turn left on to Moss Road. Follow that road along and take the second exit to the left sign posted Moss-side.

PLEASE NOTE THAT YOUR SAT NAV WILL TAKE YOU TO THE FIRST ON THE LEFT RIDDINDYKE. Go to the next turning on the left.

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

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Dumfries & Galloway, DG12 6AU
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Full members of:



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