

Annan

Call 01461 202 866/867

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Flat 4, 73 High Street

Annan, DG12 6DJ

Guide Price £65,000



Reduced Price - Less than Home Report Valuation - Modern one bedroom flat in high standard Listed Buildings conversion in prime town centre location for all local amenities. The property benefits from being spacious, bright and neutrally decorated. At the rear of the building is a privately owned garage for off street parking. It is a short walk to Annan train station for Carlisle, Dumfries and Glasgow. This would be an ideal property for a couple or investor.



Flat 4, 73 High Street

Annan, DG12 6DJ

Guide Price £65,000

Accommodation

Situated on second floor the accommodation of the flat is a living room, kitchen/diner, bedroom and bathroom.

The ground to the rear is communal but flat 4 owns the garage to the rear of the premises.

Features

- Prime centre location
- Short walk to train station
- High ceilings, spacious and bright accommodation
- Secure entry
- Converted listed building
- Private garage

Items Included

All floor coverings, light fittings and blinds.

Fridge/freezer and washing machine will be included in the sale. (Please note that no warranty is given to any white goods included in the sale).

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 Most 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.

Description

Modern one bedroom flat in high standard conversion in prime town centre location for all local amenities. The property benefits from being spacious, bright and neutrally decorated. At the rear of the building is a privately owned garage for off street parking. It is a short walk to Annan train station for Carlisle, Dumfries and Glasgow. This would be an ideal property for a couple or investor

Fixtures and Fittings

All floor coverings, light fitting and blind.

Services

Mains electricity, water and drainage.

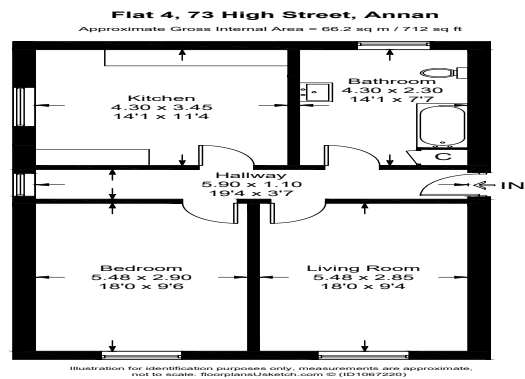
Heating is by electric heaters.

EPC

F

Council Tax

A



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Annan Call 01461 202 866/867

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

