

**Annan**

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**Offers Over £250,000**

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**3 Glenannan Park,  
Lockerbie, DG11 2FA**







Excellent detached bungalow situated in sought after cul-de-sac residential development on the outskirts of Lockerbie yet still within walking distance of town centre for all local amenities and commuter links. The property has been well maintained both inside and out and benefits from nicely landscaped garden with open outlook to the rear. This property must be viewed.

## Features

Open countryside views to rear  
Small residential development  
Walking distance of town centre  
Good access to commuter links  
Secure and nicely landscaped rear garden  
Close to train station with links to Edinburgh, Glasgow, Newcastle and more

## Accommodation

Living Room and dining room areas, kitchen, three bedrooms (one with en-suite) and bathroom.

## Outside

Double garage, driveway, grass area to front with flower and shrub borders.

The rear is mainly in grass with flower and shrub borders. Lovely open outlook to fields beyond.

## 3 Glenannan Park, Lockerbie amended

Approximate Gross Internal Area

81.7 sq m / 879 sq ft

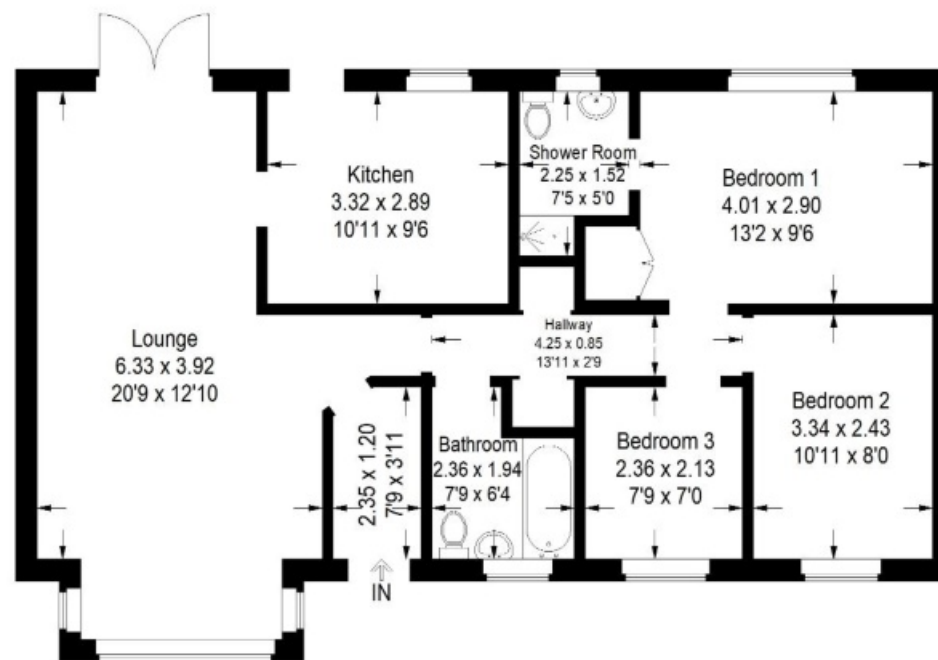


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069845)

### Situation LOCKERBIE

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

### 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.

### 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.

### Fixtures and Fittings

All floor coverings, light fittings and blinds.

Any white goods left in the property no warranty will be given.

### Services

Mains gas, electricity, water and drainage.

Gas central heating and hot water.

### EPC

D

### Council Tax

E

### 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  
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Full members of:



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