

**Annan**

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





Charming three bedroom detached bungalow with sun room in semi-rural location in a two property development. The property has a field attached, good-sized gardens including area with views to Solway Firth and large barn/shed. Dumfries or Annan are both a short drive away for amenities, leisure facilities and commuter links. Viewing of this property is a must.

## Features

Bungalow, paddock and barn  
Countryside and sea outlooks  
Well maintained bungalow with sun room  
Plenty of garden ground including paved seating area  
Short drive to local amenities  
Plenty of walks and outdoor activities.

## Accommodation

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

## Outside

One field/paddock, paved seating area, covered barbeque area and car port, grass areas with views to Solway Firth.

## Barn

Two stables, plenty of storage and the barn can be easily developed to suit use.

## Moss-side Barn, Cummertrees

Approximate Gross Internal Area = 104.9 sq m / 1129.1 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073307)

### 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 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, blinds and curtains.

There will be no warranty for any white goods left in the property.

The dresser in the living room will be included in the sale.

### Services

Mains electricity, water and septic tank drainage.

Central heating is provided by an oil fired Worcester Greenstar Heatslave boiler, which is housed in an external cabinet to the side of the cottage and serves radiators throughout the property.

### Energy Performance Rating & Council Tax

EPC = D

CT = C

### 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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