

**Annan**

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## 50 Springbells Road, Annan, DG12 6LQ

**GUIDE PRICE - £110,000**



Excellent three bedroom end terraced house on corner plot which is close to local amenities, schools and commuter links. The property has good sized accommodation and benefits from off street parking. The property has been freshly decorated and has high white gloss kitchen. The property is on a good bus route and gives good access to A75 north and south. The property must be viewed to be completely appreciated and would make a lovely family home.



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#### Accommodation

##### Interior

Ground floor - lounge, kitchen/diner and conservatory

First floor - 3 bedrooms and bathroom

##### Exterior

Outbuilding to rear

Driveway with parking for at least two cars to front.

#### Features

- Bright & freshly decorated
- Easy access to local shops and town centre
- Good-sized accommodation
- Outbuilding for storage
- Conservatory
- Driveway with parking for two cars



## 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 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.

### 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.

## Services

Mains gas, electricity, water and drainage.

## Items Included

All floor coverings and light fittings.

## Energy Performance Rating

E

## Council Tax Band

B



Interested in this property?  
**Call 01461 202 866/867**

27 Bank Street, Annan,  
Dumfries & Galloway, DG12 6AU  
Phone: 01461 202 866/867  
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Monday to Friday: 9.00am to 5.00pm

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Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**50 Springbells Road, Annan**

Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft

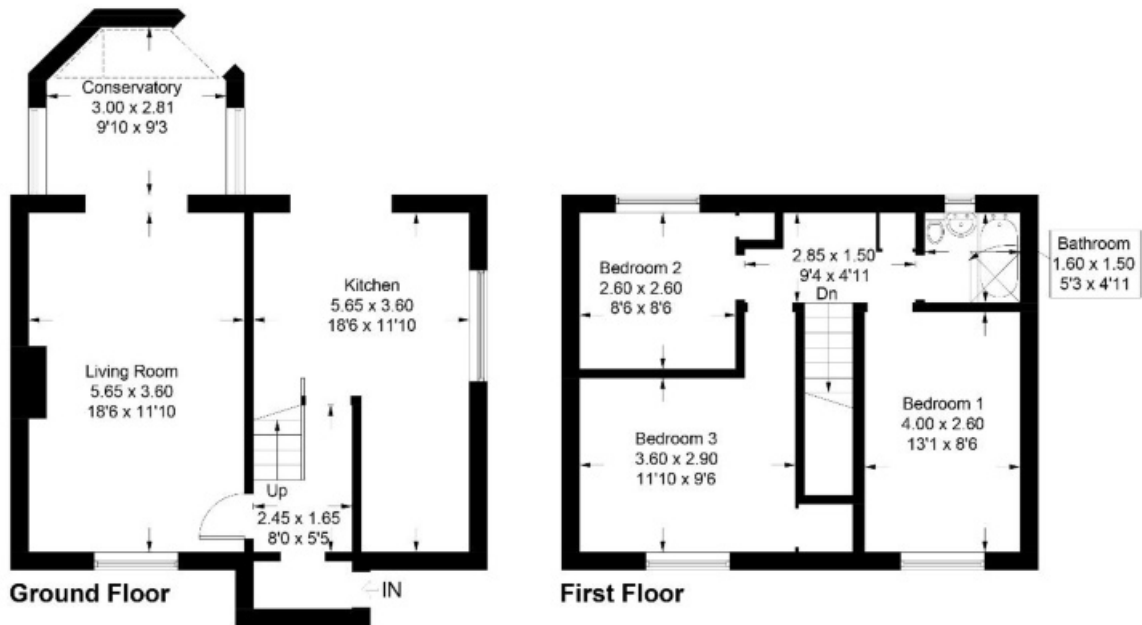


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