

**Annan**

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**Offers Over £240,000**

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**7 Mackies Drive,  
Gretna, DG16 5NB**







You do not want to miss this detached bungalow with two bedrooms and study in quiet residential cul-de-sac in sought after area. The property has been well maintained both inside and out and offers bright and spacious accommodation, sun trap sun room and integral garage. You are a short walk from town centre, train station and popular shopping outlet. The property has easy access to the A75 and A74 north and south. Get in touch to view as is highly recommended.

## Accommodation

Large lounge and kitchen diner, suntrap sun room, utility area, integral garage, two bedrooms (one with en-suite), study and bathroom.

Integral door to garage

Exterior

Nicely landscaped ease of maintenance gardens to front and rear. To the front chipped area to front and side. Driveway.

The rear has chipped and grass areas. Garden shed and greenhouse will be included in the sale.

Features

Lovely and quiet cul-de-sac

Short walk to town centre and shopping outlet

Bright and spacious accommodation

Ease of maintenance garden

Integral garage and sun trap sun room

Good access to A74 and A75 both north and south

## 7 Mackies Drive, Gretna

Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft

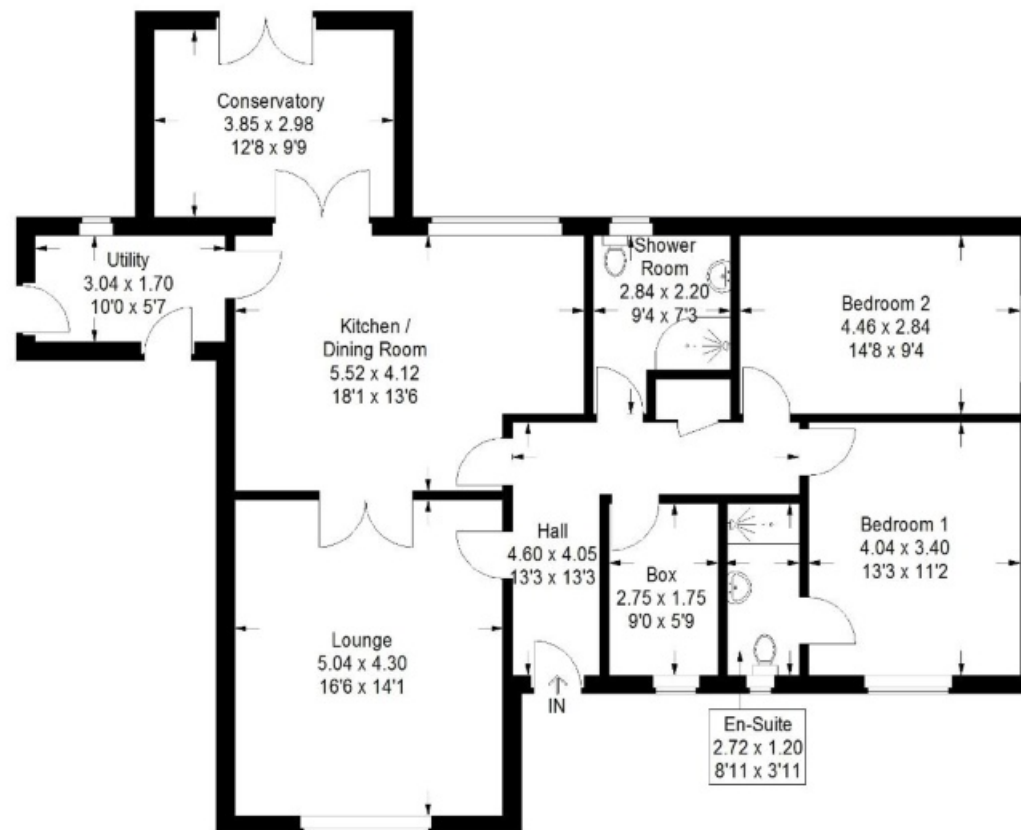


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083440)

### Situation

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.

### 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, blinds and curtains.

Fridge and freestanding electric cooker will be included in the sale although no warranty is given for these goods included.

Wardrobe in bedroom will be included in the sale

### Services

Mains gas, electricity, water and drainage.

Gas combi boiler heating system.

### 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:



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.