

**Annan**

Call 01461 202 866/867



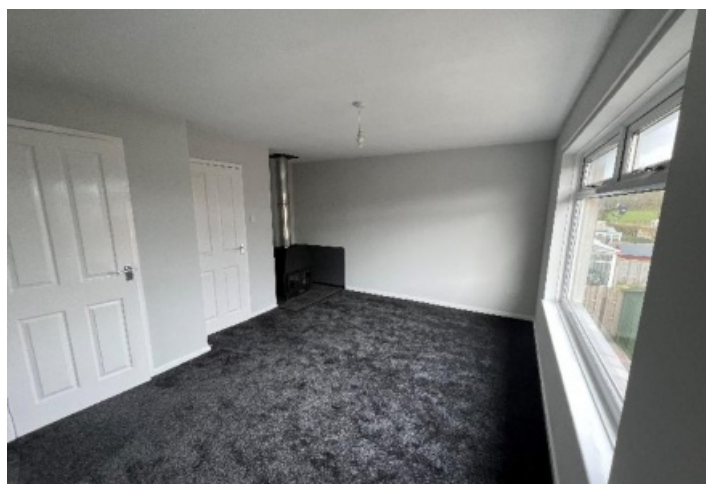
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## 18 & 20 Oak Tree Drive, Ecclefechan, DG11 3EH

**Guide Price £130,000**



Please speak with agent - Price from £65,000 for one. Available are two flats in lovely situation and views to rear. The flats can be bought together or separately. These flats have been previously rented out for a number of years but landlords are now selling off portfolio for retirement. Ground floor and upper floor flats with suntrap private garden areas. These are both immaculate, bright and airy flats which have been freshly decorated and are in impeccable condition. The property is close to amenities, is on a bus route and gives excellent access to A74 north and south. Annan or Lockerbie a short drive away for larger amenities and train stations. You must view these flats to fully appreciate them.

Please speak with agent regarding individual or portfolio purchase.

There are Home Reports available for both properties. Please contact Selling Agent.





# 18 & 20 Oak Tree Drive, Ecclefechan, DG11 3EH

**Guide Price £130,000**

## Description

**REDUCED PRICE - INVESTMENT OR FIRST TIME BUYER POTENTIAL!!!** Flats can be bought together or separately. These flats have been previously rented out for a number of years but landlords are now selling off portfolio for retirement. You must view these flats to fully appreciate their potential. Ground floor and upper floor flats with suntrap private garden areas. These are both immaculate, bright and airy flats which have been freshly decorated and are in impeccable condition. The property is close to amenities, is on a bus route and gives excellent access to A74 north and south. Annan or Lockerbie a short drive away for larger amenities and train stations. You must view these flats to fully appreciate them.

## Accommodation

Flat 18 - Private access to side.

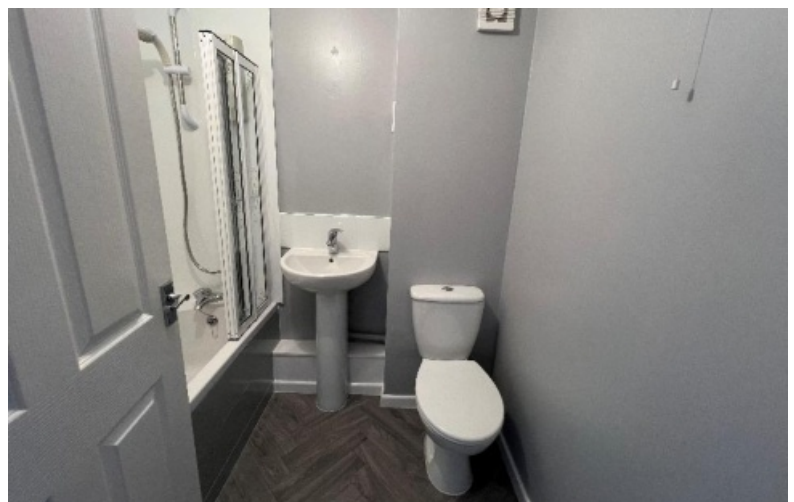
Living room, kitchen, bedroom, storage, bathroom and patio door leading to garden.

Flat 20 - Private access to front.

Living room, kitchen, bedroom, storage and garden area.

## Features

Both in walk in condition  
Bright and airy with lots of natural light  
Private garden areas  
Residents parking  
Close to amenities and on bus route  
Good access to A74 north and south



**Situation**  
ECCLEFECHAN

This small quiet village is famous for being the birthplace of Thomas Carlyle. It is also well known for its named Ecclefechan Tarts. Ecclefechan is 6.3 miles south of Lockerbie, five miles north of Annan and eight miles northwest of the English border. It gives ready access to major road links both north and south. Ecclefechan has small local amenities, Primary School and Doctors Surgery. Plenty of countryside walks and views.

**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.

**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.

**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.

**Services**  
Mains electricity, water and drainage for both flats.

**Flat 18**

The 'Sabre HE' propane gas fired boiler is in the kitchen. The boiler provides domestic hot water, and it also heats radiators in the main rooms.

Hot water is supplemented by a 'Triton' electric shower

**Flat 20**

Heating is provided by electric panel radiators with an immersion heater for hot water.

Wood burner in Living room.

**Items Included**  
All floor coverings, light fittings and blinds.

**Council tax bands**  
Flat 18 = A

Flat 20 = A

**Energy Performance Ratings**  
Flat 18 = C

Flat 20 = D

**Floor Plan**  
The illustrated floor plan if for flat number 18.

Both have the same room layout.

Only Difference is Flat 20 has a private access from the front with stairs leading to accommodation and there is no rear door leading directly to garden area.





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

27 Bank Street, Annan,  
Dumfries & Galloway, DG12 6AU  
Phone: 01461 202 866/867  
Email: [Annan@cullenkilshaw.com](mailto:Annan@cullenkilshaw.com)

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

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  
Annan, Tel 01461 202 866/867

**18 Oaktree Drive, Ecclefechan**

Approximate Gross Internal Area = 42.0 sq m / 452 sq ft

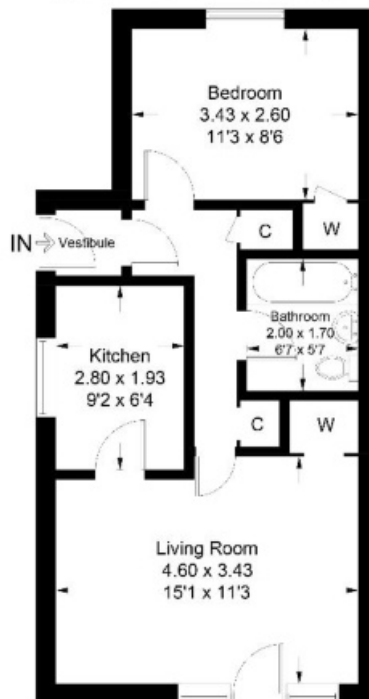


Illustration for identification purposes only. measurements are approximate, not to scale. floorplans4sketch.com © (U1090995)

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