

Annan

Call 01461 202 866/867

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



20 Solway Road,
Gretna, DG16 5BA

Offers Over £107,000



Very well maintained and cared for bright and neutrally decorated two bedroom detached bungalow with garden and outbuilding in quiet area but yet a short walk from Town Centre for local amenities and close to popular retail shopping outlet Caledonia Park. The property has good-sized accommodation and lovely open living room and dining room areas. This property would ideally suit a retired couple or if you are looking to downsize. Viewing is highly recommended and you must view to appreciate this lovely property.



20 Solway Road, Gretna, DG16 5BA

Offers Over £107,000

Description

Very well maintained and cared for bright and neutrally decorated two bedroom detached bungalow with garden and outbuilding in quiet area but yet a short walk from Town Centre for local amenities and the property is close to popular retail shopping outlet Caledonia Park and train station. Annan and Carlisle are a short drive away for larger amenities and leisure facilities. The property has good-sized accommodation and would ideally suit a retired couple or if you were looking to downsize.

Accommodation

Interior

Open plan living room and dining room areas, kitchen, two bedrooms and bathroom.

Exterior

To the front is an attractive raised layered garden with beautiful flower and shrub borders and chipped areas between.

Ease of maintenance garden to rear which is mostly paved with chipped and flower and shrub borders.

Driveway and outbuilding

Features

Well maintained both inside and out
 Extended to make good sized accommodation
 Close to Town Centre and retail shopping outlet
 Gas central heating and double glazing
 Good access to A74 and A75 for travels north and south.



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.

Items Included

All floor coverings, light fittings and blinds.

Wardrobes in bedrooms.

The white goods included in the sale will have no warranty as to working order.

Other furniture can be left should a potential purchaser request this with the exception of the small table in the Living Room corner and TV. There is an electric armchair that can be purchased separately.

Services

Mains gas, electricity, water and drainage.

Gas central heating

Council tax band

C

Energy Performance Rating

D



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

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



20 Solway Road, Gretna

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft

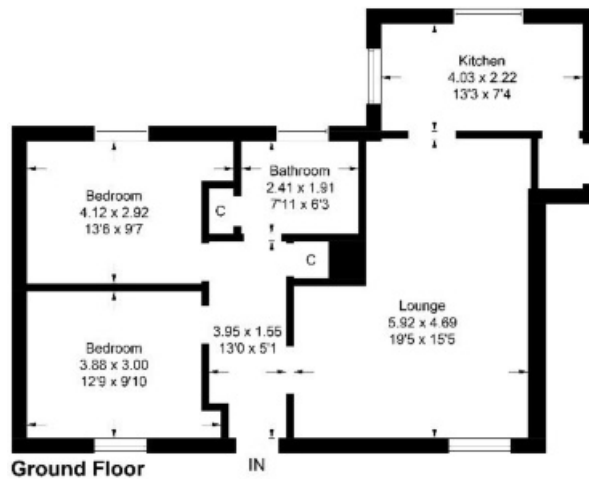


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansusa.com © (U1090087)

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.