

**Annan**

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**Offers Over £170,000**

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**12 Kirkland Road, Heathhall,  
Dumfries, DG1 3RN**



This type of property in this area does not come up very often. A three bedroom semi-detached house with integral garage which offers scope for extension or development. The property has been well maintained but will require some modernisation. It is within easy distance of local amenities and a short drive away from popular garden centre and Dumfries town centre. The DGRH Hospital is within easy reach as is access north and south via A75. The property has a lovely bright living room into sun room and good-sized garden. You must view this property as would make a perfect family home.

## Features

Located in sought after area on outskirts of Dumfries

Spacious accommodation

Lovely and bright living room and sun room  
Integral garage and back porch area including wc

Close to local amenities including school and shops

Excellent potential for development and extension

## Accommodation

Semi-detached house

Interior accommodation

Ground floor

Open plan living room and dining areas, kitchen, sun room, back porch, WC and integral door to garage.

First floor

Three bedrooms and bathroom

Exterior

Driveway to garage.

## 12 Kirkland Road, Heathhall

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft  
(Including Garage)

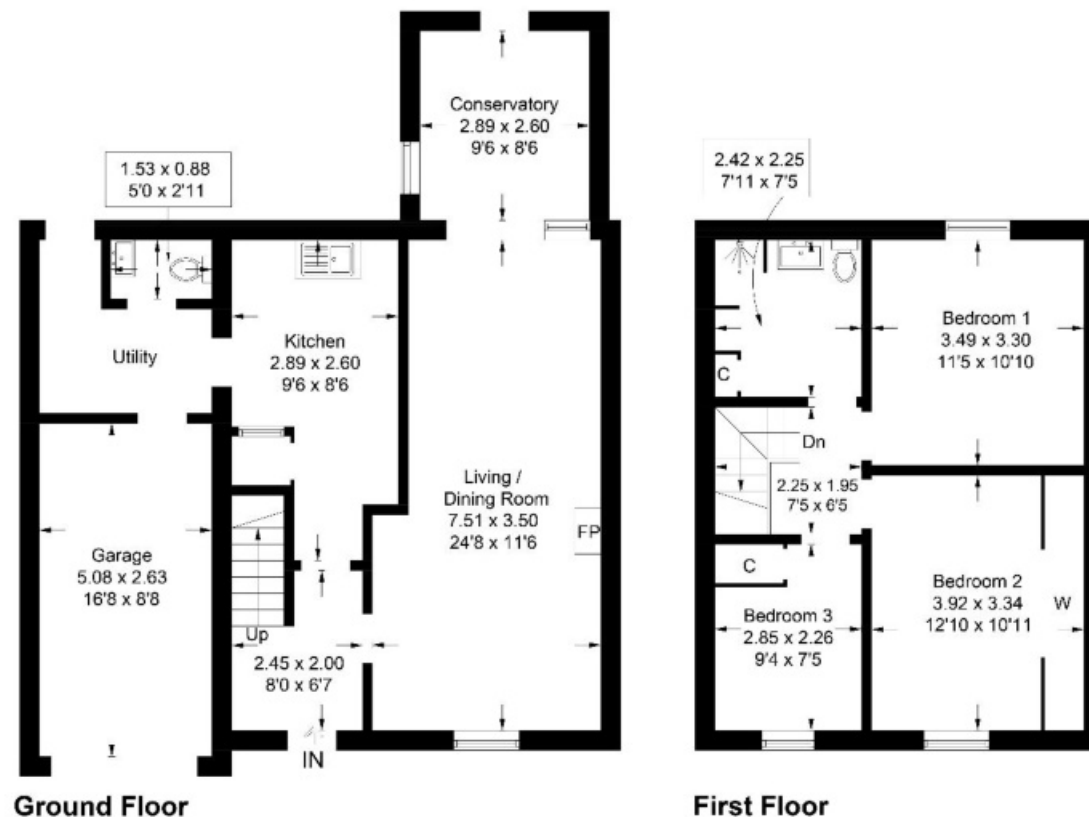


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090089)

### Situation 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.

### DALBEATTIE

Dalbeattie is a lovely town approx 13.8 miles from Dumfries. It has a variety of retail shops and hospitality. It also has Dalbeattie Forest with its walks and cycle routes. It has local shops and hospitality as well as being on a bus route. Dalbeattie leads the trail to popular areas of the Solway Coast such as Rockcliffe, Sandhills and Southerness.

The National Trust for Scotland has a wonderful garden and house at Threave Estate and a modern Visitor Centre with an excellent café and shop. In addition,

There is a mainline railway station in Dumfries and Lockerbie, providing excellent links to both the north and south.

### CASTLE DOUGLAS

Castle Douglas is a bustling market town, known locally as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. It is a popular tourist destination with lovely local shops selling produce and the town has two supermarkets, modern health centre, primary and secondary schools. There is a vibrant main street, King Street, which is home to numerous independent retailers including award winning butcher shops, gift shops and furnishings stores. Numerous cafes, restaurants and bars provide local hospitality.

### 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.

### GREटना

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.

### Fixtures and Fittings

All floor coverings, light fittings and blinds.

Fridge/freezer, washing machine and tumble dryer will be included in the sale although no warranty shall be given as to the working order.

### Services

Mains gas, electricity, water and drainage.

### EPC

C

### Council Tax

C

### 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  
Phone: 01461 202 866/867  
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Full members of:



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