

**Annan**

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## 10 Yew Tree Place, Mouswald Park Lodge,

Mouswald, Dumfries, DG1 4JS

**Guide Price £90,000**



Attractive two bedroom lodge in quiet residential park community tucked away between rolling countryside. The property has been very well maintained and offers good sized accommodation, lovely decked seating area with panoramic views over fields to hills beyond and parking area. The property has been neutrally decorated and is lovely and bright. This is quite simply a property that must be viewed to be appreciated.



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#### Features

Well maintained both inside and out  
Sited in quiet residential park  
Surrounded by panoramic countryside views  
Lovely decked seating area with open views  
Two double bedrooms  
Parking

#### Accommodation

Interior

Open plan living, dining and kitchen areas, two bedrooms (one with en-suite) and bathroom.

#### Exterior

Access through private gate by ramp onto extensive balcony with steps to garden, which includes storage shed and under-lodge storage hatches.

Parking area.

#### Situation

##### MOUSWALD

Mouswald is a rural village surrounded by rolling countryside and beautiful views. Mouswald has a church which has existed since the 13th century. Mouswald is approximately 7.8 miles from Dumfries and approximately 9.3 miles from Annan for all large amenities including supermarkets, commuter links and leisure facilities. Mouswald is a lovely location and is also close to coastal villages near the Solway Firth.

##### 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 Moss 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.

#### Description

Mouswald Park is a lovely lodge park which is situated in lovely, picturesque and quiet countryside location with stunning open aspect, looking toward Criffell mountain. There are local attractions close by which includes the Galloway Coast, Galloway Forest, Dumfries town, Moffat, Caerlaverock Castle and Wetland Centre. The rivers Nith and Annan are a short distance either side of the park, with easy access to Harbours Wall, the Borders and the Lake District, Edinburgh and Glasgow are an hour away by rail.

These lodges are very sought after purely for their location and size and the sense of a community development.

#### Fixtures and Fittings

All floor coverings, light fittings, blinds and curtains.

Any white goods left in the property will have no warranty as to working order.

#### Services

Metered supply for gas and electric is invoiced quarterly.

#### Site Fee

£150.75 a month

#### EPC

Not required

#### Council Tax

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