

Annan

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**24 Melbourne
Avenue,**
Eastriggs, Annan, DG12 6PP

Offers Over £135,000



Ideally situated and attractive three bedroom end terraced house with open outlook and close to village amenities. The property has been extended to offer a good-sized living space and has further extension potential. It has nice enclosed rear garden and offers ample driveway space. It has had outer maintenance carried out and new combi boiler installed. This property is a must see as you do not want to miss out on its full development potential as this could make a lovely spacious family home.



24 Melbourne Avenue, Eastriggs, Annan, DG12 6PP

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Description
Ideally located and attractive three bedroom end terraced house with open outlook and close to village amenities. The property has been extended to offer a good-sized living space and has further extension potential for expansion of first floor accommodation. It has nice enclosed ease of maintenance rear garden and offers ample driveway space to front. The property has had outer maintenance carried out and new combi boiler installed. The property is a short drive from Annan for larger amenities and leisure facilities. Train stations are located at Annan and Gretna for links to Dumfries, Glasgow and Carlisle. Gretna also has large popular retail park. Excellent access to A75 and A74 north and south for travel. The property inside will require some upgrading but with open plan living room and dining room areas and good sized kitchen/diner it gives you great scope to add your own stamp and make it your own.

Features

- Situated in good residential area
- Extended and spacious downstairs living space
- Potential for further development
- Enclosed garden
- Driveway for off street parking
- Close to amenities and short drive from Annan for larger amenities

Accommodation

- Interior**
- Ground Floor**
- Open plan living and dining areas, dining kitchen, WC and under stairs storage.
- First Floor**
- Three bedrooms and bathroom.
- Exterior**
- Good sized driveway to front with curved grass area with flower and shrub borders.
- Chipped pathway to side with flower and shrub borders.
- Attractively laid ease of maintenance paved garden area with flower and shrub borders. Two garden sheds will be included in the sale.

Features

- Situated in good residential area
- Extended and spacious downstairs living space
- Potential for further extension/development
- Enclosed garden
- Off street parking
- Close to local amenities and short drive from Annan for larger amenities.



Situation
EASTRIGGS

Eastriggs is a village 3.2 miles from Annan, 4.9 miles from Gretna which is at the English/Scottish Border and 15 miles from Carlisle. The village itself has local amenities including pubs, garages, caravan centre, Primary School, small but popular garden centre and cafe. The historic museum and cafe The Devils Porridge is at the edge of the village bringing tourism. Eastriggs is on a good bus route. Plenty of outdoor activities such as walks to Solway Coast. For larger amenities Annan, Gretna and Carlisle are close by.

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.

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.

Services

Mains gas, electricity, water and drainage.

Gas central heating and water from Worcester Greenstar gas fired condensing boiler.

Items Included

All floor coverings, light fittings and blinds.

Washing machine and fridge freezer will be included in the sale. (No warranty will be given for the white goods left in the property).

Council tax band

B

Energy Performance Rating

C



Interested in this property?
Call 01461 202 866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
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24 Melbourne Avenue, Eastriggs

Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft

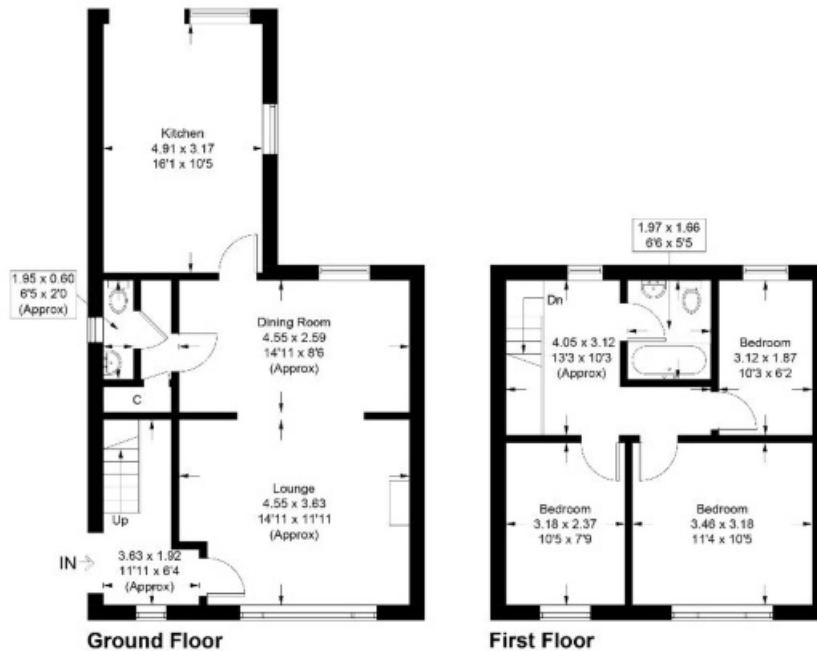


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