

Annan

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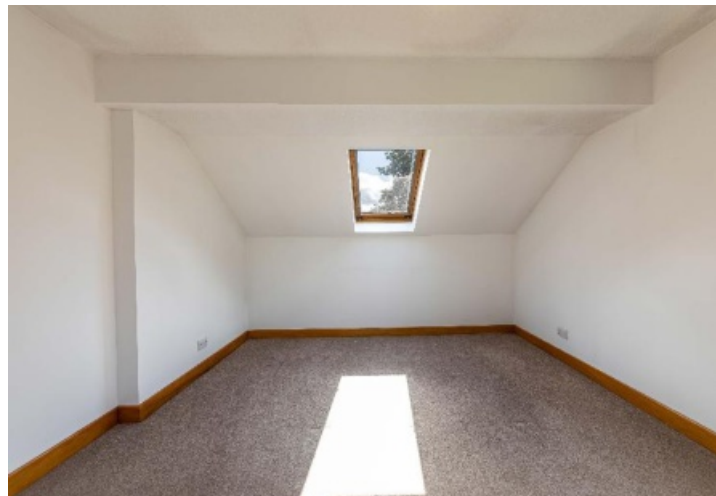
Offers Over £300,000

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**12 Birchwood Avenue,
Dumfries, DG1 3DY**



Immaculate detached home in quiet cul-de-sac location in popular development situated just on the edge of the town but still within walking distance of the town, train station and all amenities. Easily accessible for secondary school. The property offers spacious and neutrally decorated flexible living accommodation as well as an attractively laid out garden and has been well maintained both inside and out. This would be a fantastic family home and viewing is highly recommended.

Features

Immaculate walk in condition
 Spacious accommodation
 Quiet cul-de-sac location in sought after area
 Short walk to Town Centre
 Easy access to secondary school - Dumfries High which is under development
 Integral garage and good sized utility area.

Accommodation

Property Interior

Ground Floor

Open plan living and dining areas, kitchen/diner, downstairs wc, utility area and integral door to garage.

First Floor

Three double bedrooms one with en-suite and study/office or dressing room, further single bedroom and bathroom.

Exterior

All garden areas have an ease of maintenance.

To the front flagged driveway with ample parking.

To the rear Astro Turf area with surrounding chipped areas.
 Raised wood chip borders.

12 Birchwood Avenue, Dumfries

Approximate Gross Internal Area = 168.0 sq m / 1808 sq ft
 (Including Garage)

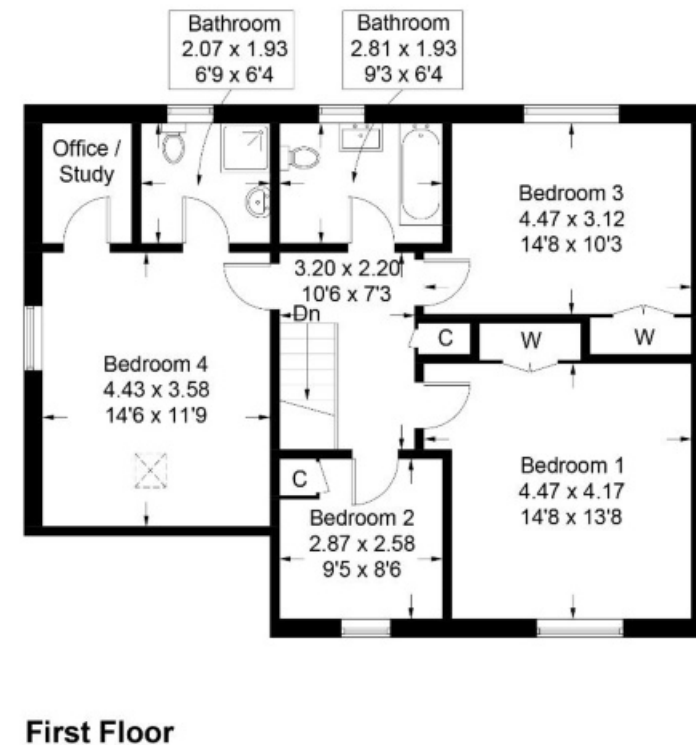
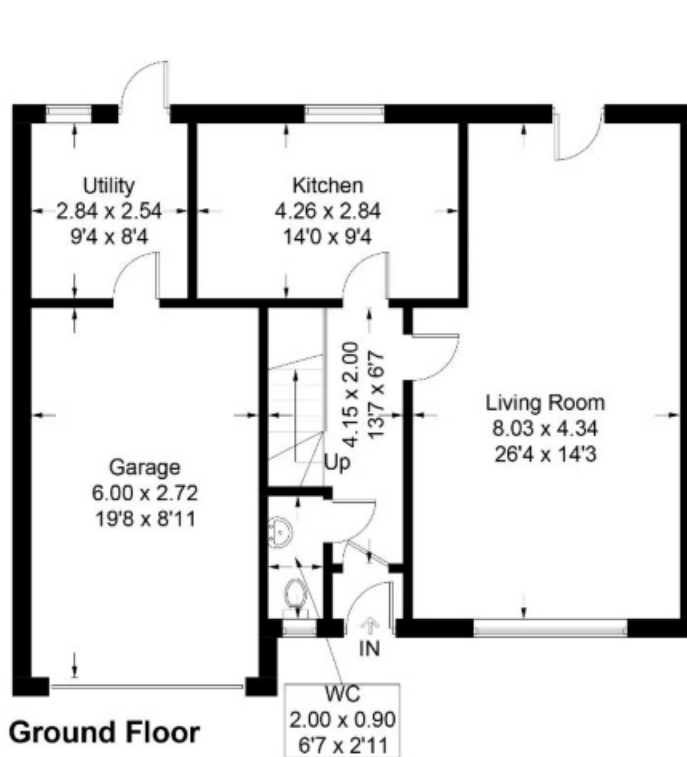


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103396)

Situation

DUMFRIES

This bustling town of Dumfries is set along the banks of the picturesque 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. It has a number of leisure facilities and schools. Dumfries has good commuter links giving good access to A75 north and south making it a favourite of visitors to this part of Scotland. It has a train station which runs you to Glasgow down to the border at Gretna and onwards to Carlisle.

CASTLE DOUGLAS

Known as the 'Food Town' of Dumfries & Galloway, Castle Douglas is located approx 18 miles from Dumfries along the A75 and sits between the Galloway Hills and Solway Firth. Castle Douglas has an array of gift and local produce shops along with larger retail supermarkets. Hospitality includes cafes, bistros, hotels and pubs. Castle Douglas has both Primary and Secondary schools. There are leisure facilities available including health centre. Castle Douglas is well situated for tourist attractions along the A75 route including close by Threave Gardens and Castle. If you enjoy outdoor activities water activities, hill walking, fishing and biking are all at your door step.

DALBEATTIE

Located approx 15 miles from Dumfries, Dalbeattie is a bustling town with a variety of shops. One of the popular spots is Dalbeattie Forrest with the famous 7 stanes Mountain Bike Trail. Dalbeattie gives access to Solway coastal routes and sandy beaches in some coastal villages. This is an ideal area for those that like the outdoors and there is lots to see and do including coastal and woodland walks.

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/Caledonia Park Outlet Village). 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.

A dining table along with six chairs in the dining area and a sideboard in the hall can be purchased by separate negotiation

Services

Mains gas, electricity, water and drainage

Baxi Duo Tech 20 Combi ERP is located in the utility room.

EPC

C

Council Tax

F

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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Full members of:



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