## **Annan** Call 01461 202 866/867



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# **41 McNeish Drive,** Annan, DG12 5HQ

## Offers Over £90,000

Excellent two bedroom semi-detached house in popular residential area which is a short walk from Town Centre for local amenities, commuter links and leisure facilities. The property offers good-sized accommodation and has been well maintained both inside and out. This would be an ideal property for a first-time buyer to put their own stamp on and viewing to see this property's potential is a must!



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## Accommodation

Features Well maintained both inside and out Short walk to Town Centre Two double bedrooms Ease of maintenance garden Double-glazing Gas central heating

### Situatio ANNAN

nnan lies on the east side of the River Annan and gives access to the Annan harbour. Annan enjoys eet with a good range of locally run shops, supermarkets and several cafes and restaurants. It has a y finks between Carlisle, Duminfes and Glassow Annan is a easy acces selection o he Solway Firth and is just eight miles orth and south. The Royal Burgh of An an has a bustling high stre GRETNA

Greina is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Greina Green is famous for tying the knot and caters for thousands of eloping couples every year, it is an ever growing bourist spot with the historic Greina Green Famous Blacksmith's Shop and in ecent years a developing acuted souther village (Greina Gateway). The town has a number of hobies and places to stay a well as lacets to eat. Local shops and small real including pharmaging line Central Avenue and the realway station is a short waik. Tom the two. DUMFRIES

This bustling town of Dumf used in an 18th century watermill and tells the story of Burrs' last years in the town. The town was atted in an 18th century watermill and tells the story of Burrs' last years in the town. The town was infriends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns O also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie 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 co muter links making it a favourite of visitors to this part of You are not far at all from coastal villages and sandy beaches. If you are a lover of the outdoors there is plenty to do on your do

### Fixtures and Fittings All floor coverings, light fittings, blinds and curtains.

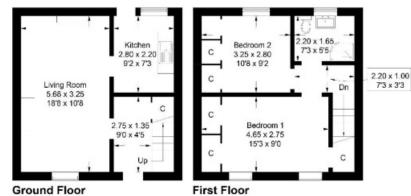
Washing machine, tumble dryer and freestanding cooker will be included in the sale. (No warranty shall be given as to the working order of any white goods left in the property)

### Services Mains gas, electricity, water and drainag

Space healing is by means of a gas fired central healing system with radiators located in the main apartments linked by copper piping. The main thermostat is in the hallway with a programmer in the lounge. The system is operated by means of a back boiler behind the lounge fire. There is a plastic insulated feeder tank in the root void. Hot water is heated by means of an electric immersion heater and the central heating system. There is a copper insulated hot water storage tank in the front bedroom cupboard.

### EPC

Council Tax



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.

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