

Annan

Call 01461 202 866/867

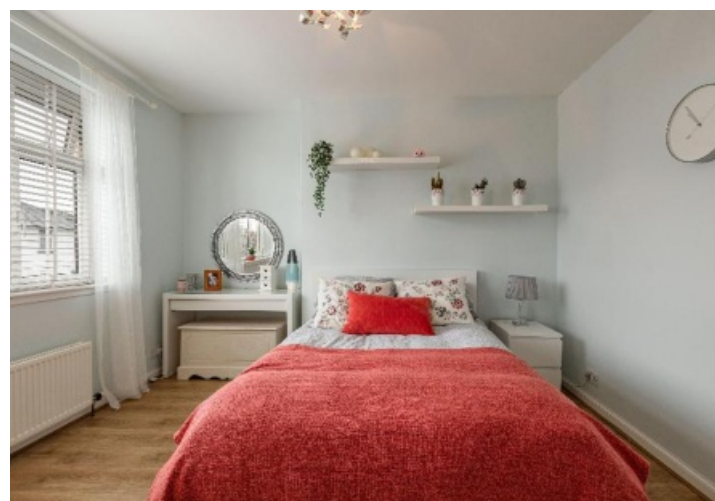
Offers Over £245,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**15 The Ridge,
Eastriggs, Annan, DG12 6NR**



Immaculate, spacious and bright four bedroom modern semi-detached family house in popular sought after road in a quiet village. The property offers flexible living accommodation and good-sized enclosed garden to rear. The property is close to local amenities and Primary School and Annan is a short drive away for larger amenities, Primary and Secondary Schools, commuter links and leisure facilities. Good access is had to A75 and A74 north and south. This is a beautiful home and should tick lots of boxes so viewing is highly recommended.

Accommodation

Interior

Ground floor comprises two reception rooms, large kitchen/diner, utility and cloak room and downstairs WC.

First floor comprises of three double bedrooms (one with en-suite), one single bedroom and bathroom.

Exterior

Grass areas with flower and shrub borders to front.

Attractively laid out rear garden with paved and chipped seating area, grass areas, flower and shrub borders. Decked area with Summer house, garden sheds and greenhouse.

Driveway to side of property.

Features

Immaculate walk in condition
Tastefully decorated throughout
Spacious accommodation
Attractively landscaped with summerhouse
Driveway to side
Good access to A74 and A75 north and south

15 The Ridge, Eastriggs

Approximate Gross Internal Area = 169.2 sq m / 1821 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1106518)

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.

GREтна

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.

Services

Mains gas, electricity, water and drainage.

The wall mounted 'Worcester Greenstar 34 CDi' gas fired combi boiler is in the kitchen/dining room. The boiler provides domestic hot water, and it also heats radiators in the main rooms.

EPC

D

Council Tax

D

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

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
Email: Annan@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm



Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

Full members of:



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.