

Annan

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**30 East
Hecklegirth,**
Annan, DG12 6HR

GUIDE PRICE £190,000



Generously proportioned two bedroom detached bungalow in quiet sought after cul-de-sac location. The property is in an area which is easily accessible to many local facilities including schools, train station and town centre. The property benefits from having a large garage/work shed to the side and good sized driveway. This property must be viewed to be completely appreciated.



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Accommodation

Interior

Living room, two bedrooms, (one currently used at the present time as another reception room), kitchen/diner, conservatory and bathroom.

Exterior

Flag paved driveway to front and grass area. Flag paved to large garage/workshop.

Grass area with decked areas.

Features

- Sought after cul-de-sac location
- Short walk to town centre
- Good-sized accommodation
- Good-sized driveway
- Large garage/workshop
- Easy access to A74 and A75 north and south



Situation
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.

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 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, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

LOCKERBIE

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Worcester 2000 boiler, which is located in the boiler store and serves radiators throughout the property.

The heating would appear to be controlled by a central programmer/thermostat and by individual thermostatic valves fitted to radiators.

Domestic hot water is provided by the central heating boiler, on demand.

As the boiler is of a combi design, no additional water storage tanks are required in the property.

Items Included

Floor coverings apart from carpets and light fittings.

Council tax band

E

Energy Performance Rating

D



Interested in this property?
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27 Bank Street, Annan,
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Annan, Tel 01461 202 866/867



30 East Hecklegirth, Annan

Approximate Gross Internal Area
88.2 sq m / 949 sq ft

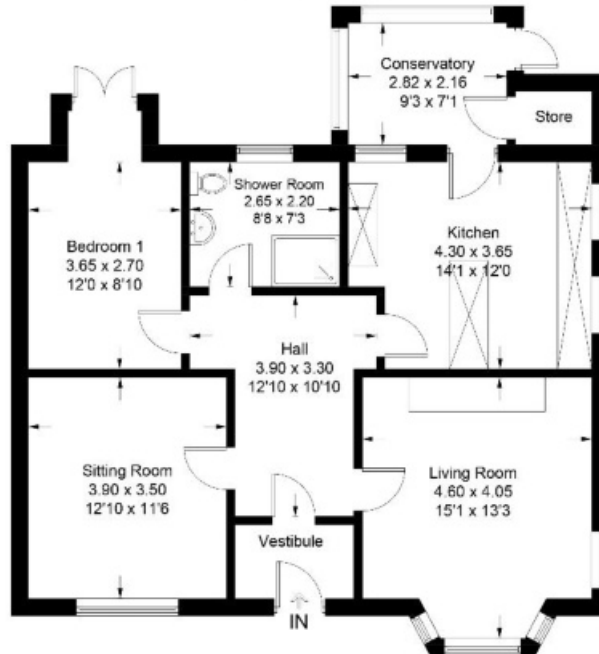


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