

Annan

Call 01461 202 866/867

Guide Price £370,000

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**Davali, Lowthertown,
Eastriggs, Annan, DG12 6TE**



An immaculate, built to specification and spacious detached bungalow with superb outside space that has been lovingly cared for. The property has been well looked after both inside and out and offers modern flexible living and attractively landscaped suntrap garden to rear. The property is located in a semi-rural location with open views to the front but is only a short walk from local amenities in the village of Eastriggs. The property has good-sized out buildings and drive. This property has lots to offer and viewing is highly recommended.

Features

Immaculate & built to a high specification
 Spacious and flexible living accommodation
 Attractive large garden to rear
 Situated in quiet area with open view to front but a short walk from local amenities
 Four double bedrooms
 Good access to A74 & A75 north and south

Accommodation

Interior

Lounge, Kitchen/Dining Room, Sun Lounge, 4 Bedrooms, Utility Room, Cloakroom with w.c. and Bathroom with w.c.

Exterior

The front is a large extended driveway with ample parking.

Large paved raised seating area to rear. Steps lead down to a large-sized grass area with flower and shrub borders and mature trees.

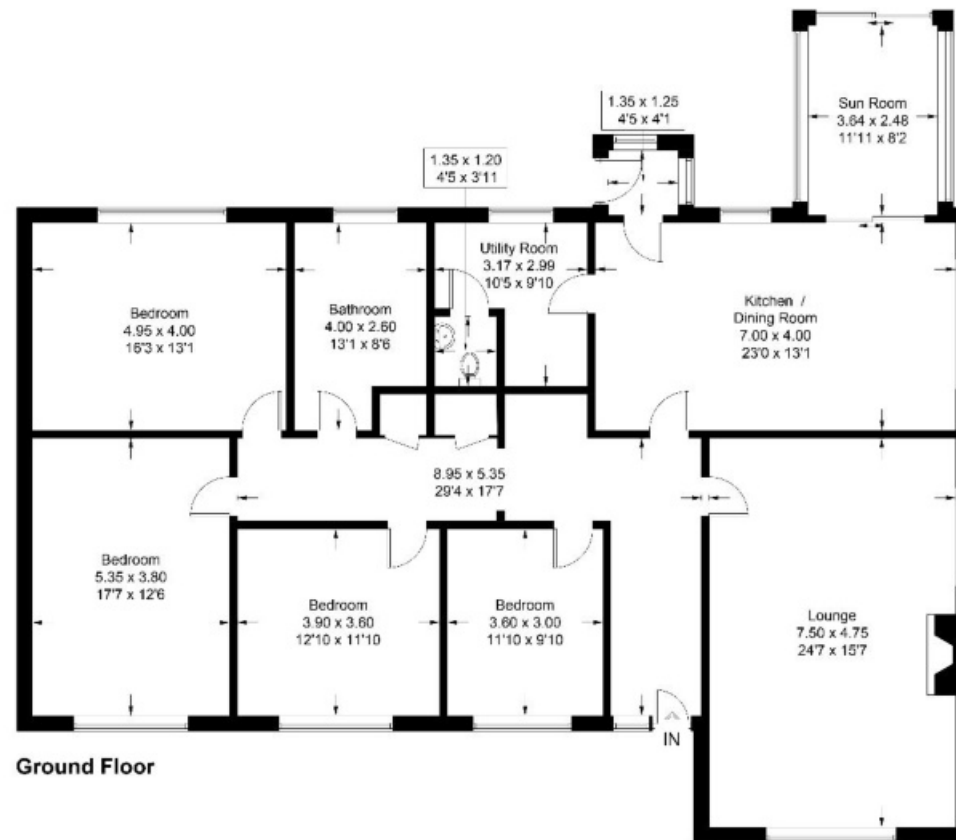
Two garden sheds will be included in the sale.

Garage with attached store and walkway access from front to back.

Roll up garage door leads to secured access to back garden.

Davali, Lowthertown, Eastriggs

Approximate Gross Internal Area = 191.3 sq m / 2059 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124127)

Situation

LOWTHERTOWN

Lowthertown is a lovely semi-rural hamlet surrounded by countryside but is a short walk from the village of Eastriggs which has local amenities, pubs, Primary School, small but popular garden centre. Eastriggs is on a bus route. Good proximity to English/Scottish border. For larger amenities Annan, Gretna and Carlisle are close by.

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.

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.

Fixtures and Fittings

All floor coverings, light fittings and blinds.

Beko washing machine in utility room will be included in the sale.

The large ramp at the front of the property can be easily removed if not required but can also be left should any purchaser require.

Services

Mains gas, electricity, water and drainage.

Heating is by a gas fired central heating system with radiators located in the main apartments linked by copper piping. The radiators have individual thermostatic controls with the main thermostat/programmer in the hallway. The system is operated by means of a wall mounted Worcester condensing central heating boiler in the store. This also heats the hot water.

EPC

C

Council Tax

G

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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