

**Annan**

Call 01461 202 866/867

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 82 Standalane,

Annan, DG12 5JN

**Guide Price £115,000**



Attractive and spacious three bedroom mid-terraced house in popular residential area that is within walking distance of town centre for all local amenities, Primary and Secondary schools and commuter links. The River Annan and sporting Everholm is not far away for river walks and leisure facilities. The property has lots of space and gives excellent potential to add your own stamp. The rear garden is long and enclosed. This property could suit a family or anyone trying to get on the property ladder. This is a great property and viewing is a must.



# 82 Standalane,

Annan, DG12 5JN

**Guide Price £115,000**

#### Description

Attractive and spacious three bedroom mid-terraced house in popular residential area that is within walking distance of town centre for all local amenities, Primary and Secondary schools and commuter links. The River Annan and sporting Everholm is not far away for river walks and leisure facilities. The property has lots of space and gives excellent potential to add your own stamp. The rear garden is long and enclosed. This property could suit a family or anyone trying to get on the property ladder. This is a great property and viewing is a must.

#### Features

- Spacious accommodation and good sized garden
- Short walk from town centre
- Large kitchen and utility area
- Gas central heating
- Double-glazing
- Good access A74 and A75 north and south

#### Accommodation

##### Interior

Ground floor: Entrance vestibule, living room and kitchen.

First floor: Landing, 3 bedrooms and bathroom incorporating WC.

##### Exterior

The front garden is mainly in grass with paved pathway to front door and side access passageway.

To rear garden has grass and paved area. Garden shed.



## 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.

### GREटना

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.

## Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Worcester Greenstar boiler, which is housed in the rear bedroom cupboard.

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

## Items Included

All floor coverings and lights fittings.

## Council tax band

B

## Energy Performance Rating

D



Interested in this property?  
**Call 01461 202 866/867**

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

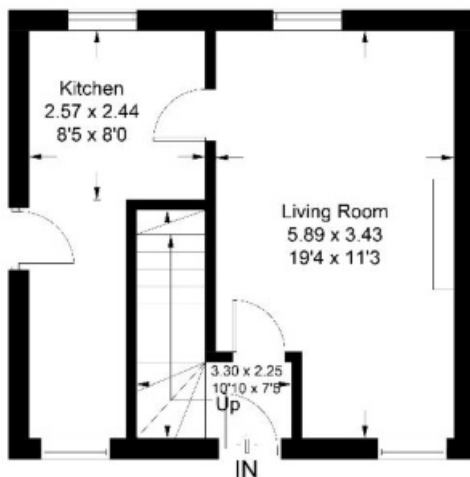
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

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

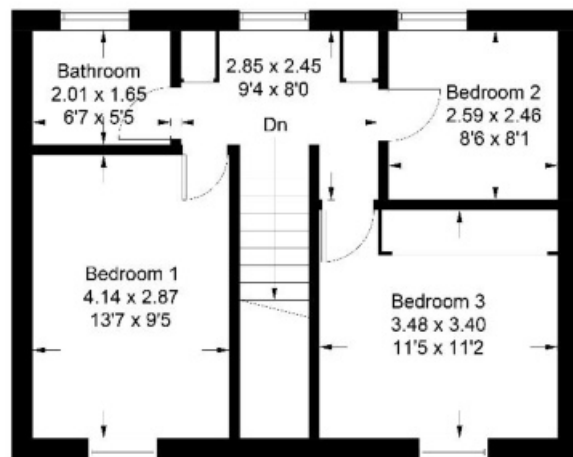


### 82 Standalane, Annan

Approximate Gross Internal Area = 81.4 sq m / 876 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1125165)

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.