

**Annan**

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**Offers Over £180,000**

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**Three Housing Plots at Meadowfoot Gardens,  
Ecclefechan, Lockerbie, DG11 3EW**

### Description

Two plots offering build space for two detached three bedroom houses and one plot offering build space for two semi detached three bedroom houses situated in quiet cul-de-sac location a short walk from local amenities and on a good bus route plus easy access to A74 motorway both north and south. The properties will allow for flexible living and offer large lounge areas and open plan kitchen and dining areas. The upstairs has generous bedrooms and ample storage. The plots can be bought together or bought individually please speak to Selling Agents.

### Features

Two detached build plots  
One semi-detached build plot  
Services available  
Quiet residential cul-de-sac  
Foundations already in situ  
Good commuter and amenity access

### Situation

ECCLIFECHAN

This small quiet village is famous for being the birthplace of Thomas Carlyle. It is also well known for its named Ecclefechan Tarts. Ecclefechan is 6.3 miles south of Lockerbie, five miles north of Annan and eight miles northwest of the English border. It gives ready access to major road links both north and south. Ecclefechan has small local amenities, Primary School and Doctors Surgery. Plenty of countryside walks and views.

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.

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.

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

Services are available to the site.

### Plots

All plots can be bought together or sold individually.

Individually plots will be sold for £60,000 each.

### 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.



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.