

Annan

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Offers Over £370,000

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**8 Calverley Place, Lowthertown,
Eastriggs, Annan, DG12 6TR**



Attractive, nicely positioned four double bedroom detached bungalow in quiet location and on good sized plot with wrap around garden, garage and countryside views. The property is in walk in condition and offers large sun room with open outlook to rear. The property is a short walk away from local amenities and commuter links and you have excellent access to A75 and A74 both north and south. Viewing of this property is highly recommended as it makes a lovely family home or downsize home.

Features

Situated on good plot with open countryside outlook to rear.
 Immaculate walk in condition
 Gas central heating and solar panels
 Summer house with power and light
 Large sun room with countryside views
 Good access A74 & A75 north and south and close to local amenities.

Accommodation

Interior

Lounge, sun room, kitchen/diner, utility room, wc, dining room, four double bedrooms and bathroom. Floored attic space.

Exterior

On good plot with surrounding garden and countryside views. Attractively landscaped lawn areas and large raised patio seating area.

Garage with up and over door.

Summer house with power and light.

8 Calverley Place, Lowthertown, Eastriggs

Approximate Gross Internal Area = 156.6 sq m / 1686 sq ft

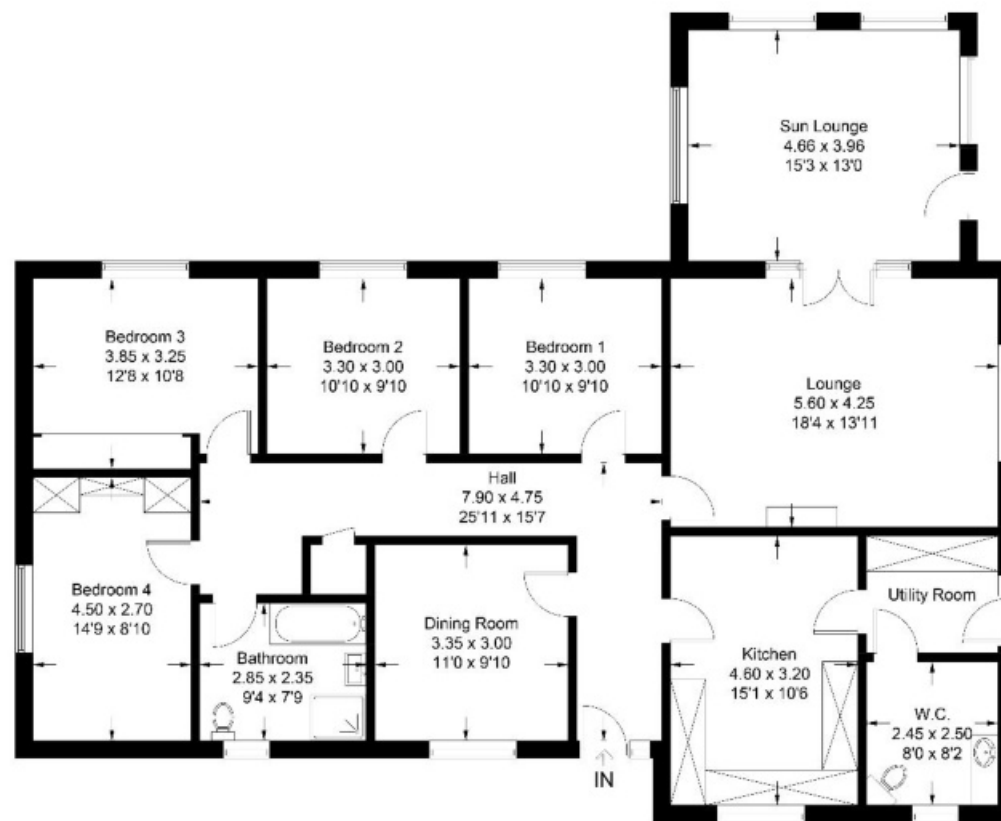


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1135683)

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 Most 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 and light fittings.

Included

Island unit in the kitchen.

Integrated appliances in the kitchen

Wardrobe units in three of the bedrooms (please check with vendor to identify)

Services

Main gas, electricity, water and drainage.

Central heating is provided by a gas-fired Potterton Suprima boiler.

Domestic hot water is provided by the central heating boiler, supplemented by an electric immersion system fitted to a factory insulated hot water storage cylinder located in the hall cupboard.

A photovoltaic solar array has been fitted to the south-west facing roof elevation and is connected to the National Grid.

EPC

B

Council Tax

F

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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