

Annan

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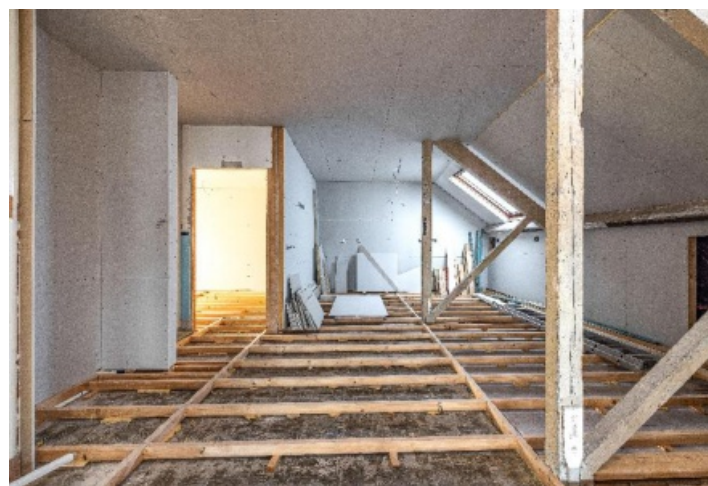
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Flats 2 & 3 Regents House,

High Street, Annan, DG12 6AA

Guide Price £120,000



Development and investment opportunity not to be missed of two spacious flats that can be sold as a whole or as two separate units situated in Town Centre location.

Category B Listed.

Flats can be purchased as a whole or separate units at £60,000 a unit.

Flats 2 & 3 Regents House,

High Street, Annan, DG12 6AA

Guide Price £120,000

Features

- Development potential
- Ready for renovation
- Two flat units
- Town centre location
- Close to a range of facilities
- Close to commuter links

Outside

All flats to Regents House are accessed from door on Bank Street side.

Regents House owns the small courtyard to the rear of the property but certain businesses surrounding have access for emergency and maintenance.

Note

This property would ideally suit a property developer.

There is expired only Planning for conversion to two flats for the second floor flat. Any queries regarding planning or use we would advise to contact Dumfries & Galloway Council.

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.

GREYNA

Greytna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Greytna 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 Greytna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Greytna 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.

Description

Development and investment opportunity not to be missed of two spacious flats that can be sold as a whole or as two separate units situated in Town Centre location. The second floor unit has just expired Planning for two dwelling flats and the top floor flat has been stripped out and set up into a 3/4 bedroom loft style apartment. The properties are within easy distance of local amenities, leisure facilities and commuter links including train station with Carlisle and Dumfries - Glasgow lines. The property also has excellent access to A74 & A75 both north and south.

Fixtures and Fittings

As seen.

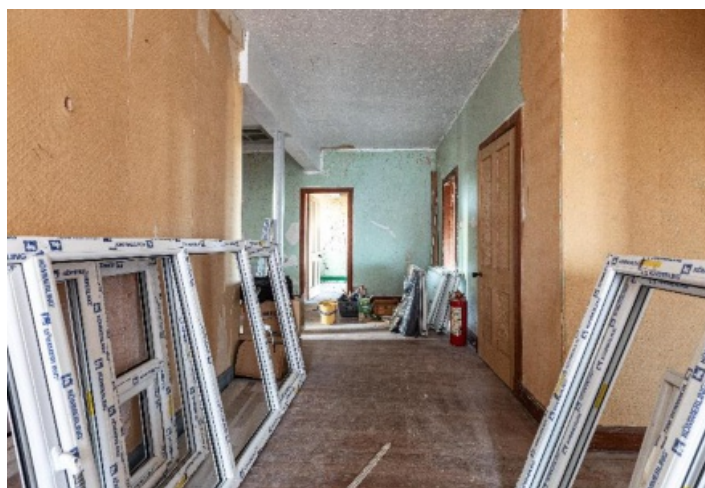
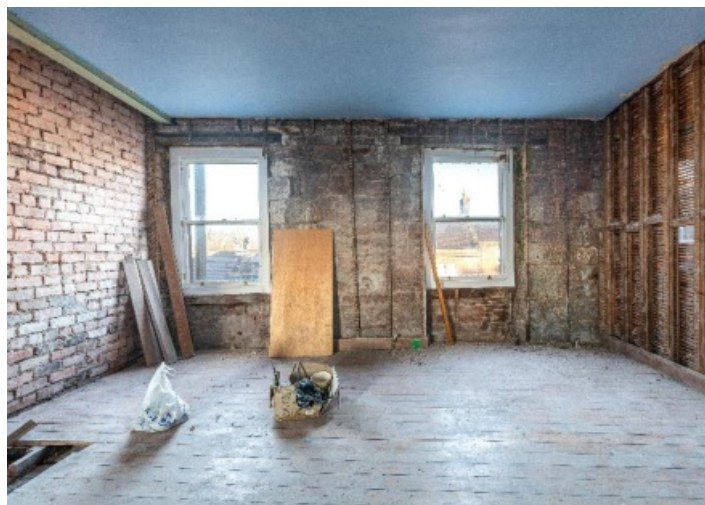
Services

Electricity, water and sewage.

EPC

Council Tax Band

First Floor Flat - C
Second Floor Flat - B



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