

Annan

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14 Delhi Road,
Eastriggs, Annan, DG12 6NT

Guide Price £105,000



Less than Home Report Valuation - Spacious and well situated three double bedroom terraced house which is within walking distance of local amenities and Primary School. The property is a short drive from Annan for larger amenities and commuter links as well as being easy distance from A75 both north and south. The property benefits from good-sized accommodation and long garden but is need of some modernisation. Viewing is highly recommended as this would make a lovely family home or investment porperty.



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Accommodation
Internal accommodation

Downstairs is a living room, kitchen/diner and bathroom.

Upstairs is a WC and three bedrooms.

External accommodation

The front garden has grass area, pathway to front door and flower and shrub borders.

The rear garden is mainly in grass with paved seating area and garden shed to rear.

Shared passage leads to rear of the property.

Features
Spacious three bedroom house
Situated in good location
Good-sized rear garden
Within close distance of local amenities
Ideal for first time buyers or young families
Good access to A74 and A75 north and south



Situation **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 and Primary School. 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.

Services

Mains Gas, electricity, water and drainage.

Space heating is by means of a gas fired central heating system with radiators located in the main apartments linked by copper piping. The majority of radiators have individual thermostatic controls with main thermostats in the hallways. The programmer is in the kitchen. The system is operated by means of a wall mounted 'Worcester' central heating boiler, in the kitchen, having a fanned flue. It is a condensing, combi boiler which heats the hot water with no hot water storage tank required.

Items Included

All floor coverings, light fittings, curtains and blinds.

White goods as seen. (No warranty will be given for any white goods included in the sale).

Council tax band

B

Energy Performance Rating

C



Interested in this property?
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14 Delhi Road, Eastriggs

Approximate Gross Internal Area
93 sq m / 1001 sq ft

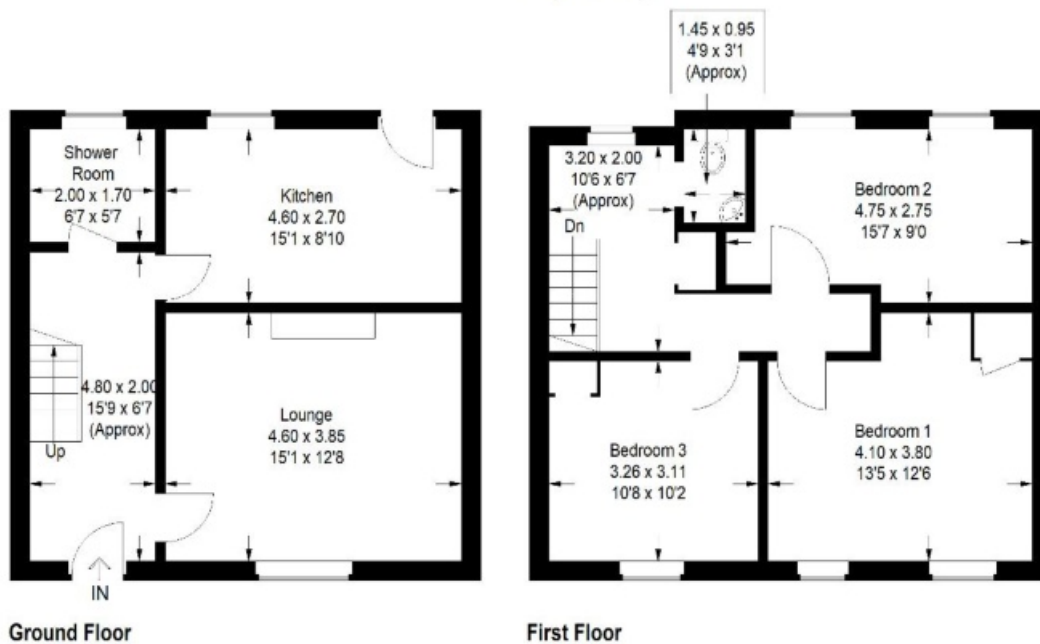


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