

Annan

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**St Brydes, Manse Crescent,
Brydekirk, Annan, DG12 5LU**



Immaculate, energy efficient and upgraded deceptively spacious three bedroom bungalow on elevated plot in semi rural village with open countryside views to front. The property is within easy distance of village Primary School and Village Hall and the River Annan for lovely river walks. The property is a short drive from local amenities and commuter links in Annan or Lockerbie and has excellent access to A75 north and south.

Accommodation

Internal accommodation

Living Room, kitchen/diner, three bedrooms (one with en-suite and one bedroom currently used as snug) and bathroom.

Outside

Decked area to side and grass area to rear. Walled boundaries. To side a driveway with parking for two cars.

To front small gated garden area.

Features

- Quiet semi-rural location
- Friendly community feel and lovely riverside walks
- Immaculate walk in condition
- Energy efficient with Air Source heat pump, solar panels and log burner.
- Recently upgraded kitchen and new roof
- Short drive or bus trip for local amenities

St Brydes, Manse Crescent, Brydekirk

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft

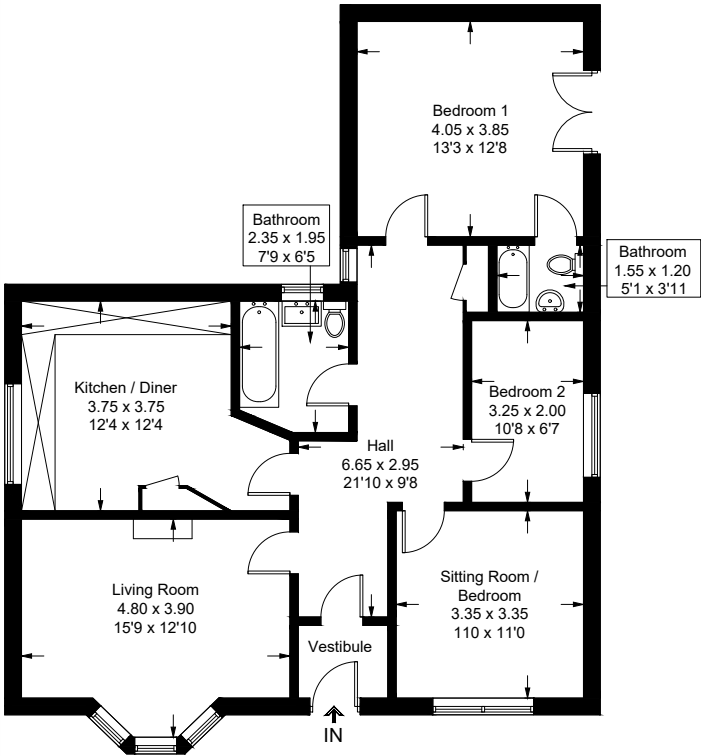


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176788)

Situation
BRYDEKIRK

Brydekirk is a small semi-rural village approx. 2.5 miles north of the town of Annan and approx. 16.2 miles from Dumfries. There is easy commuting access to A75 north and south. Brydekirk has a lovely community feel with the hub being the town hall. There is a small Primary School and Secondary Schools are based in Annan, Dumfries and Lockerbie. The village of Brydekirk is on the edge of the picturesque River Annan which offers river walks and fishing. It is also situated amongst countryside. There is a popular Equestrian centre on the outskirts of the village.

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.

GREтна

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.

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.

Fixtures and Fittings

All floor coverings, light fittings and blinds.

Services

Mains electricity, water and drainage The supply is supplemented by photovoltaic solar panels fitted to roof elevations and connected to the National Grid.

Central heating is provided by a Grant Aeron air source heat pump, which serves radiators throughout the property. The heating would appear to be controlled by a central programmer/thermostat and by individual thermostatic valves fitted to radiators.

Domestic hot water is provided by the central heating system, supplemented by an electric immersion system fitted to an unvented and factory insulated hot water storage cylinder located in the roof space.

EPC

B

Council Tax

C

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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