

**Annan**

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**Offers Over £120,000**

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**31 Highfields Road,  
Annan, DG12 5LQ**





Ideal for those trying to get on the property ladder. this two bedroom semi-detached home in popular and sought after area. This property benefits from being well maintained both inside and out and benefits from driveway and garden. The property is within a short distance of town centre for all local amenities, commuter links and leisure facilities. The property is located within easy distance of River Annan for outdoor walks and activities and the Everholm sports grounds. Access to A75 & A74 north and south for travel. This is a property you must view!

Features

- Well maintained both inside and out
- Modern build
- Located in popular cul-de-sac location
- Driveway and garden
- Within easy distance of local facilities
- Ideal for first time buyers or investors

Accommodation

Ground floor

Living room, kitchen/diner.

First floor

Two bedrooms and bathroom.

Outside

Driveway to side and small garden area.

To the rear is a grass and paved area with garden shed.

31 Highfields Road, Annan

Approximate Gross Internal Area = 51.8 sq m / 557 sq ft

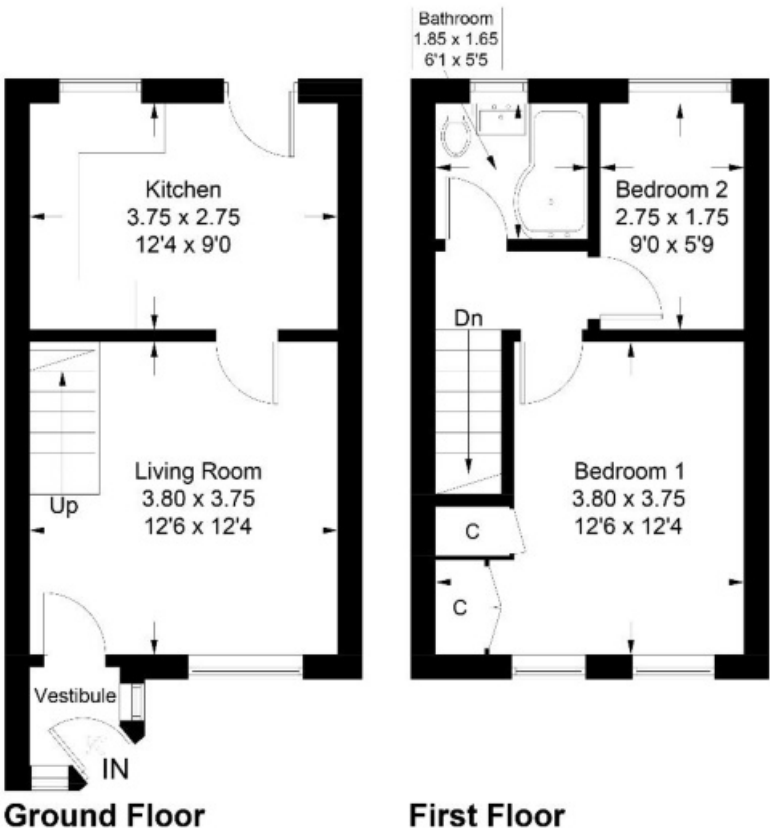


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184491)

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.

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 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 gas, electricity, water and drainage.

Central heating is provided by a gas-fired Vaillant Ecofit Pure boiler, which is located in the kitchen.

Domestic hot water is provided by the central heating boiler, connected to a factory insulated hot water storage cylinder located within one of the front bedroom cupboards.

EPC

C

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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Dumfries & Galloway, DG12 6AU  
Phone: 01461 202 866/867  
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Monday to Friday: 9.00am to 5.00pm

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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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.