

Annan

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Offers Over £200,000

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**16 River Park,
Annan, DG12 5PE**



Nicely positioned on corner plot in sought after quiet cul-de-sac location on the edge of the town. The property has been well maintained but modernisation is required but offers excellent space both inside and out and a large attic space. The property is a short drive from the town but is also with in walking distance over the bridge of the River Annan which gives lovely river views. Annan has a number of services including amenities, schools, hospitality, Doctors surgery, bus station and train station. The area is good for walking and outdoor activities including a golf course, river walks, country walks and coastal walks being only a few miles from the beautiful Solway Coast. The property has good commuter access to A74 and A75 both north and south.

Features

- Detached spacious two bedroom bungalow
- On good sized corner plot with surrounding garden
- Highly sought after cul-de-sac location on the outskirts of the town centre
- Walking distance to town centre
- Driveway with ample parking
- Good access to A74 and A75 north and south

Accommodation

Accommodation comprises:-

Internal

Living room/dining area, kitchen/diner, sun room, two bedrooms, bathroom and storage.

Exterior

Garage with up and over door.

Wrap round garden including large side garden with pond, front garden with good-sized drive.

Drying area. Fruit enclosure. Two gardens sheds and greenhouses.

16 River Park, Annan

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft

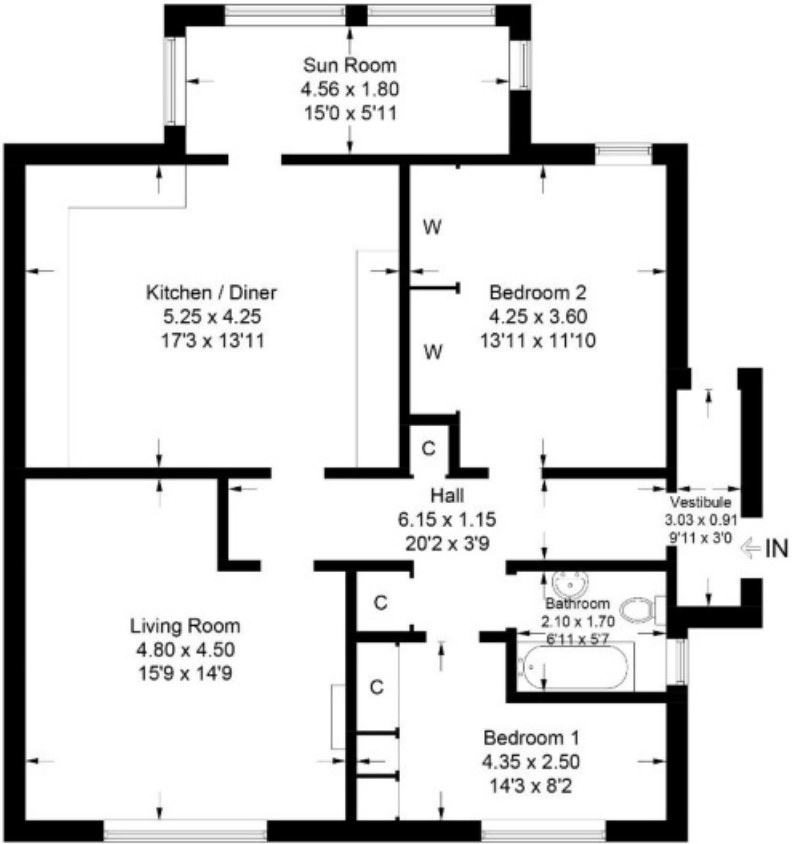


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197351)

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.

POWFOOT

Powfoot is a coastal village which lies on the shore of the Solway Firth. It is situated approximately 4 miles from the town of Annan. A local river runs through the village called The Pow water. This village is community orientated with public bowling green and gardens in which local events take place and retains a good amount of history throughout. The village brings tourism year after year with hotel, caravan and glamping site and golf course. Powfoot gives you access to beach walks and lovely picturesque scenes over the Solway Firth to the Cumbrian Hills beyond.

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 and light fittings.

Services

Main gas, electricity, water and drainage.

Central heating is provided by a gas-fired Potterton Suprima boiler, which is located in the garage and serves radiators throughout the property. The heating would appear to be controlled by a central programmer, room thermostat and by individual thermostatic valves fitted to radiators.

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 one of the hall cupboards.

EPC
D

Council Tax
D

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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