

Annan

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23 Moat Road,
Annan, DG12 5DE

Offers Over £118,000



Lovely, deceptively spacious two double bedroom terraced property located an easy walk from town centre and picturesque River Annan. The property has been well maintained, is neutrally decorated and is in walk in condition. The property is close to local amenities, commuter links including train station and bus stop, cinema, hospitality, doctors surgery, and leisure facilities both indoors and outdoors including swimming pool and river walks. A short drive will get you to the Solway Coast and there is an abundance of activities in the surrounding area. Annan also gives excellent access to A74 and A75 both north and south. This property must be viewed for you to completely appreciate and viewing is highly recommended as this would make a fantastic home.



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Features

- Modern and tastefully presented
- Two double bedrooms
- Large bathroom with bath and shower
- Rear garden and on street parking
- Ideal starter home
- Close to town centre

Accommodation

Interior

Living room, dining room, kitchen, under stairs storage, two bedrooms and bathroom with shower and bath.

Exterior

Low ease of maintenance paved rear garden.



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.

Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Ravenheat 780 boiler, which is located in the kitchen and serves radiators throughout the property.

Domestic hot water is provided by the central heating boiler, on demand.

As the boiler is of a combi design, no additional water storage tanks are required in the property.

Items Included

All floor coverings light fittings and blinds.

Council tax band

B

Energy Performance Rating

D



Interested in this property?
Call 01461 202 866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



23 Moat Road, Annan

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft

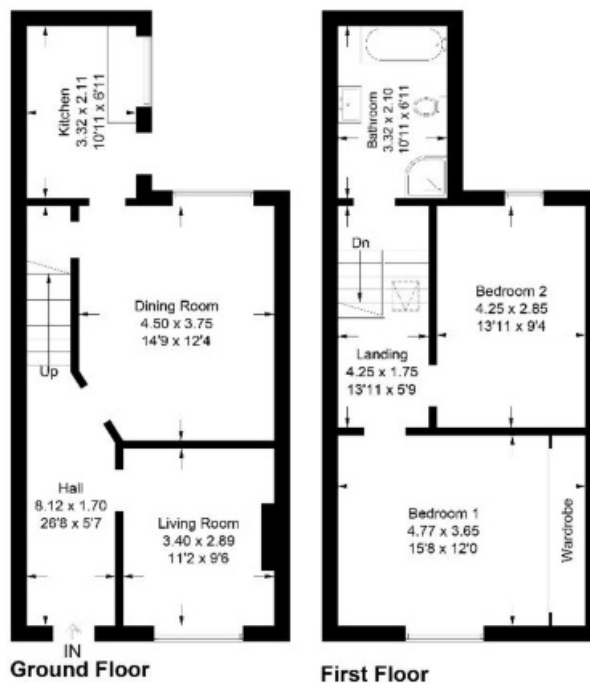


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