

Annan

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**18 Macdiarmid Road,
Heathhall, Dumfries, DG1 3RZ**



Lovely detached bungalow situated in a popular but quiet residential area on the outskirts of Dumfries. The property has been very well maintained both inside and out and recently has had a new boiler installed as well as a new front door. The property is in an area that provides local amenities and Dumfries Town Centre and retail parks are just s short drive away as well as the DGRI Hospital. This property is an ideal downsizing home and viewing is highly recommended.

Features

Lovely two double bedroom detached bungalow
Good-sized well maintained garden to rear and car port
Situatied in popular area on outskirts of Dumfries
Close to a good range of facilities and on a bus route with train station in town
Easy access to A75 north and south
Ideal for those looking for life on the flat

Accommodation

Interior

Comprises living room, kitchen, two bedrooms and wet room.

Exterior

Garage with up and over door to side along with covered carport. Driveway with ample parking. Chipped ease of maintenance front garden.

Large and attractively laid out rear garden with grass area with flower and shrub borders. Paved seating area and paved drying area.

18 Macdiarmid Road, Dumfries

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft
(Excluding Garage)

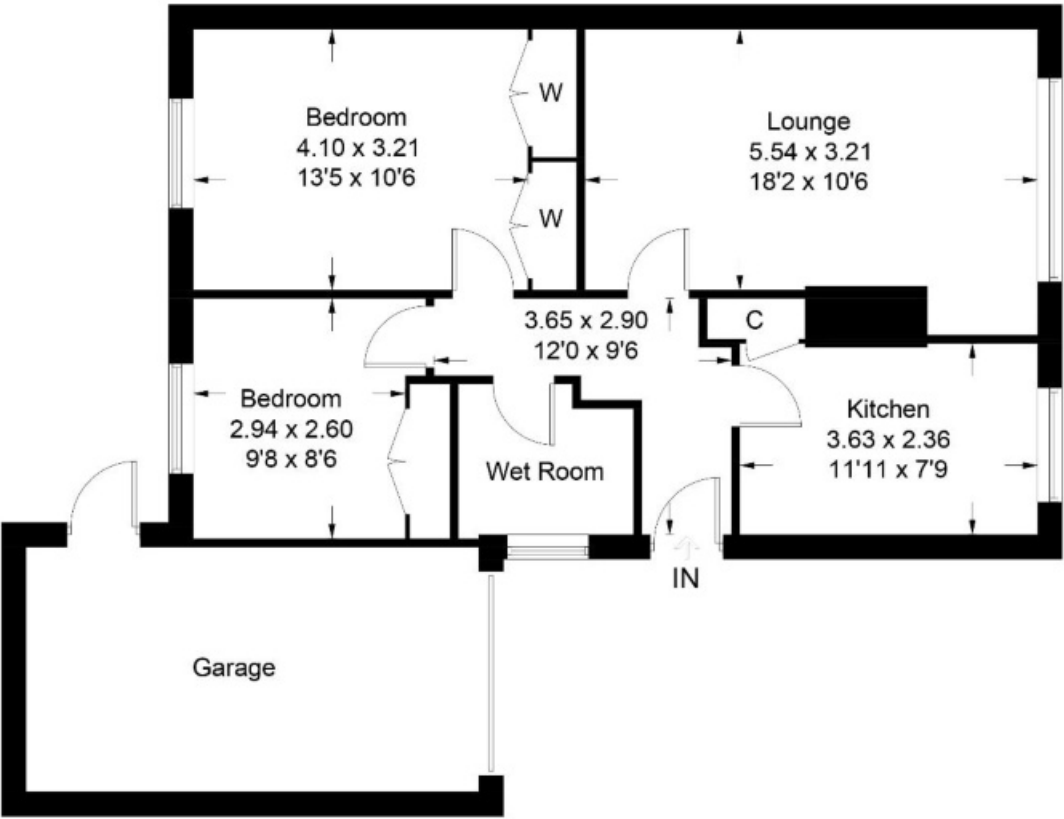


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1211585)

Situation
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 1195. 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.

CASTLE DOUGLAS

Castle Douglas is a bustling market town, designated as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. A popular tourist destination, the town has two supermarkets, a renowned livestock market, modern health centre, primary and secondary schools. There is a vibrant main street, King Street, which is home to numerous independent retailers including award winning butcher shops, gift shops and furnishings stores. Numerous cafes, restaurants and bars provide refreshment. There are regular farmer's markets, an annual agricultural show, The Stewarty Show, and various civic events throughout the year.

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.

GREYNA

Greytna is just 2 miles from the Scotland/England border and gives easy access to major road links north and south. Greytna 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 Greytna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Greytna 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.

GENERAL

The South West of Scotland is well-known as having attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There are good hill walking opportunities in the nearby Galloway Hills and cycling along the newly-designated cycle routes, as well as the Seven Stanes mountain bike routes in the Galloway Forest Park. The nearest of these is Dalbeattie Forest with its extensive network of specialist cycle paths, bridal ways and footpaths. There are varied sporting opportunities such as shooting as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southernness and several other courses nearby, including the 9-hole courses at Castle Douglas, Dalbeattie, and New Galloway. Beautiful Loch Ken has a popular sailing centre with a number of water sports and activities available. The Solway coast is also popular with sailors with both Kippford and Kirkcudbright having safe moorings. The National Trust for Scotland has a wonderful garden and house at Threave Estate which provides training for a number of horticulture students each year and a modern Visitor Centre with an excellent cafe and shop. In addition, Kirkcudbright is the local 'Artists' Town' with a number of galleries offering a range of exhibitions throughout the year. Communications within the area are very good. There is a mainline railway station in Dumfries and Lockerbie, providing excellent links to both the north and south.

Fixtures and Fittings

All floor coverings and light fittings. Blinds may be included in the sale but will not be guaranteed.

Services

Mains gas, electricity, water and drainage.

The 'Worcester Greenstar 28 CDI Compact ErP' gas fired condensing combi boiler is in the kitchen cupboard, and is vented via a flue that projects through the roof. The boiler provides domestic hot water, and it also heats radiators in the main rooms. The radiators are fitted with thermostatic valves and there is a room thermostat and programmer in the hall.

EPC

C

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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