

Annan

Call 01461 202 866/867

Offers Over £190,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**16 Greenknowe Avenue,
Annan, DG12 6ER**



Lovely two double bedroom detached bungalow in extremely sought after and quiet area of Annan. The property is bright and airy and has been well maintained both inside and out and has suntrap garden to rear. The property offers good-sized accommodation including large conservatory. The property is an easy distance of town centre for all local amenities and facilities and the train station is close by too. This is an ideal property for those looking to downsize or want life on the flat. Viewing is highly recommended.

Features

- Lovely, attractive bungalow in sought after quiet area
- Excellent order throughout
- Spacious accommodation and garage
- Ease of maintenance and suntrap garden
- Good access to a good range of facilities
- Close to commuter links

Accommodation

Accommodation comprises:-

Interior

Living Room, kitchen, dining room, conservatory, two double bedrooms, storage and bathroom.

Exterior

Attractive garden to front in lawn with colourful flower and shrub borders.

Flagged driveway to garage at the side of the property.

The rear is mainly flagged and paved. step to raised seating area. Paved circular sun dial area. Paved clothes drying area.

16 Greenknowe Avenue, Annan

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft

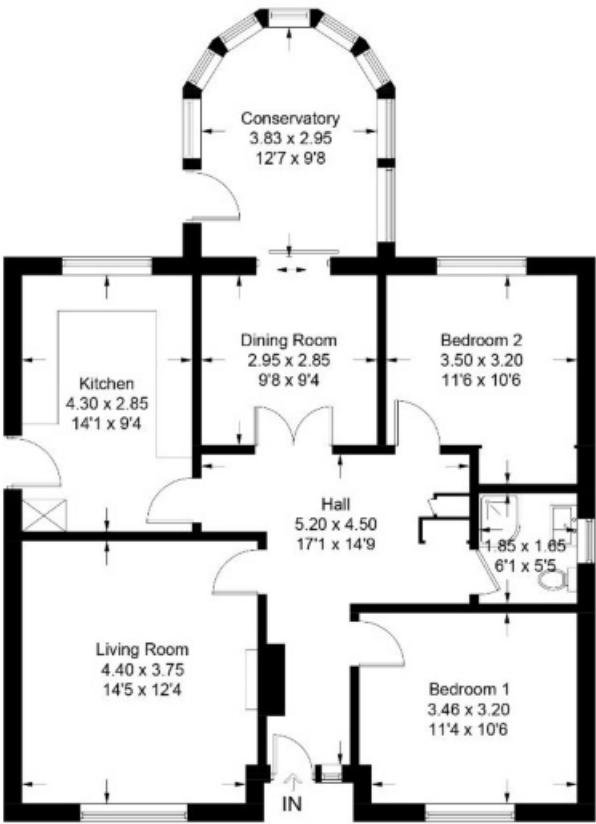


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221298)

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.

GRETNNA

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.

Washing machine will be included in the sale. (No warranty will be given for any white goods included in the sale)

Services

Maina gas, electricity, water and drainage.

Central heating is provided by a Worcester Greenstar boiler, which is located in the hall cupboard.

The heating would appear to be controlled by a central programmer, room thermostat and individual thermostatic valves fitted to radiators.

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.

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

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
Email: Annan@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
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.