

**Annan**

Call 01461 202 866/867

**Offers Over £190,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**8 Kirkbeck Road,  
Clarencefield, Dumfries, DG1 4ND**







This is a charming two double bedroom bungalow in semi-rural location which sits on good-sized end plot. The property is very airy and bright and offers very comfortable living. The property has been completely upgraded inside and out to include energy efficient solar panels and air source heating, kitchen and bathroom and general upgrading. The property is not far from Dumfries or Annan for your main facilities including amenities, hospitality, medical care, commuter links and leisure facilities. The location gives you easy access to the Solway Coast and many areas around which are good for walking, cycling or other leisure activities. The property also benefits from a glamping pod which has been a holiday let or it could be used as a great work space for those that may work from home and are looking for a bit of a peaceful life.

Features

- Lovely semi-rural location
- Upgraded property with bathroom and kitchen
- Solar panels and air source heating
- Large and long back garden
- Glamping pod for extra accommodation or a use of your choice
- Array of things to do in the area and places of interest.

Accommodation

Interior

Living room, kitchen/dining areas, two bedrooms, bathroom with bath and shower and storage.

Exterior

Excellent chipped parking area to front.

To the side and rear is a grass area. Sectioned off and suntrap patio area. Lovely private garden.

Glamping pod with decked seating area.

8 Kirkbeck Road Clarencefield

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft

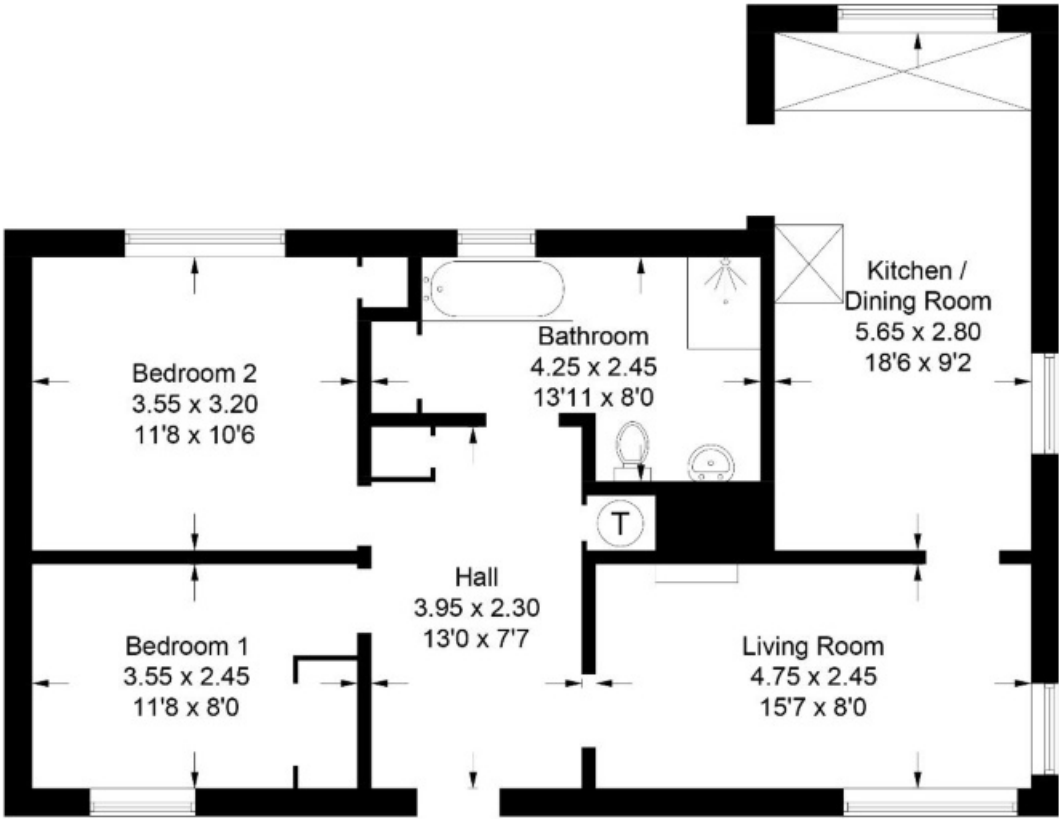


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1238522)

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 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 Moss 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.

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.

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.

THORNHILL

Is a lovely village with surrounding countryside and is 16 miles from Dumfries. The village has a good range of facilities, services and hospitality including clothes boutiques, butchers, small supermarkets, hotels, cafes one in which includes an art gallery and gift shop and pubs. The area has a number of places to view and if you are a fan of walking, cycling or fishing this area can cater for you. If you would like historic interest Drumming Castle and Gardens is a great place of interest. It is on many occasions as well the drop back for agricultural shows and craft and food fairs. Thornhill is on a bus route and rail services are from Dumfries which will take you to Glasgow in the north and Carlisle in the south.

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.

GENERAL SOUTH WEST

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 Southerness 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

Air floor coverings, light fittings and blinds.

Services

Mains electricity, water and drainage.

Central heating is provided by a Midea air source heat pump, which is situated to the rear of the bungalow and serves radiators throughout the dwellinghouse.

Domestic hot water is provided by the air source heat pump, supplemented by an electric immersion system fitted to an unvented and factory insulated hot water storage cylinder located in the hall cupboard.

Mains electricity is connected, supplemented by photovoltaic solar panels fitted to the rear roof elevation and linked to the National Grid. The main electricity meter and consumer unit are located in the entrance hall. There is a separate consumer unit in the glamping pod.

EPC

Council Tax

B

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](mailto: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.