

Annan

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2 Downies Wynd, Annan, DG12 6EE

Guide Price £80,000



You will not be expecting what is behind this door in this deceptively spacious two double bedroom property. This property extends backwards providing good-sized accommodation. The property has been well maintained both inside and out and benefits from being a stones throw away from the main High Street for all your amenities. Being situated here means that everything is within walking distance including shops, leisure facilities, schools, Doctors Surgery, hospitality the picturesque River Annan and train station for commuter links both north and south. This property must be viewed to be completely appreciated.



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Description

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Accommodation

Interior comprises of living room and dining room areas, kitchen, bathroom, two double bedrooms and plenty of storage cupboards.

Exterior is small court yard area with small garden shed.

Features

- Town Centre location
- Spacious accommodation
- Two double bedrooms
- Gas central heating
- Close to a range of facilities
- Ideal for first time buyers or investors



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 Ideal Instinct boiler, which is located in one of the landing cupboards and serves radiators throughout the day.

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

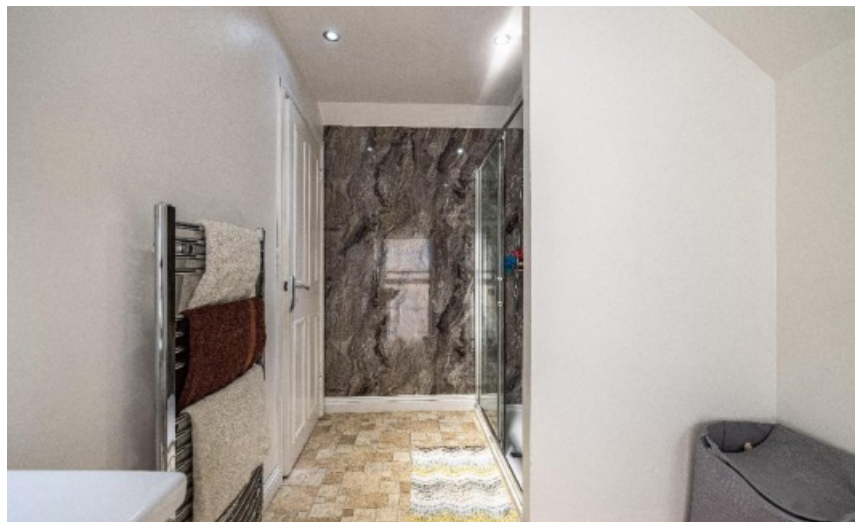
All floor coverings, light fittings and blinds.

Council tax band

A

Energy Performance Rating

C



Interested in this property?
Call 01461 202
866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
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Annan, Tel 01461 202 866/867



2 Downies Wynd, Annan

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242146)

Full members of:



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