

Annan

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**58 Newington Road,
Annan, DG12 5JB**



Lovingly restored and renovated back to life this is an excellent three double bedroom semi-detached house which is in turn key condition with good sized garden and ample vehicular parking to front. The property has been upgraded to an extremely high standard. It is spacious and offers a good range of living accommodation. The property is naturally bright and airy to the rear and with wood burning stove to front offering a cosy feel. The property benefits from ease of maintenance garden that can easily be adapted to suit personal requirements. The property is a short walk from town centre for all local amenities, schools, supermarkets, Doctors Surgery, leisure facilities and the picturesque River Annan is also within walking distance. Commuter links including bus stop and train station gives access to travel both north and south. Everything has been carefully thought of for comfortable living and this property would make someone a perfect new home. This property must be viewed to be fully appreciated.

Features

- Immaculate walk in and refurbished high standard condition
- Bright, airy and tastefully decorated
- Good-sized accommodation
- Ease of maintenance and suntrap garden
- Short walk to town centre and lose to an array of facilities
- Good access to A74 & A75 north and south

Accommodation

Ground floor

Snug, living room, kitchen/diner, sun room and three storage cupboards.

First floor

Three bedrooms, bathroom and storage.

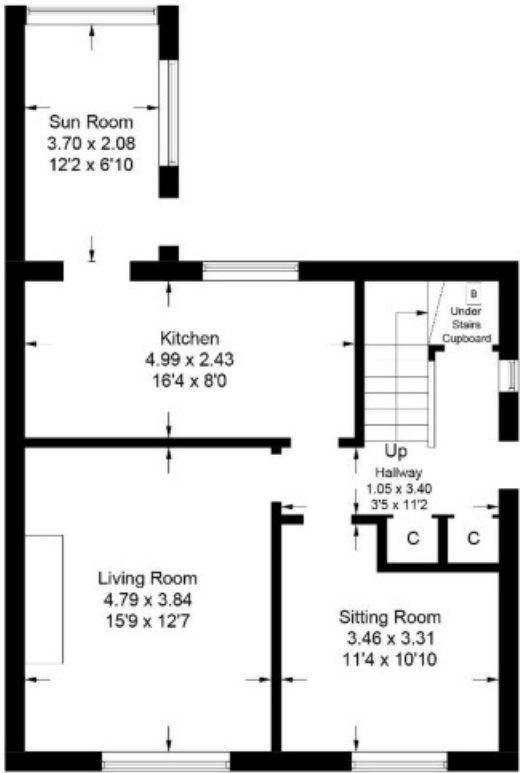
Outside

Driveway to front for vehicular parking with raised chipped border.

To rear is a paved seating area from Sun Room. Decked area. Chipped area.

58 Newington Road, Annan

Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261155)

Situation

ANNA
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.

POWFOOT

Powfoot is a coastal village which lies on the shore of the Solway Firth. It is situated approximately 4 miles from the town of Annan. A local river runs through the village called The Pow water. This village is community orientated with public bowling green and gardens in which local events take place and retains a good amount of history throughout. The village brings tourism year after year with hotel, caravan and glamping site and golf course. Powfoot gives you access to beach walks and lovely picturesque scenes over the Solway Firth to the Cumbrian Hills beyond.

GRETHA

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

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 houses 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 'Artsite 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, light fittings and blinds.

Integrated appliances.

Services

Mains gas, electricity, water and drainage

Space heating and domestic hot water are provided by a gas fired 'Worcester Greenstar 1000' combi boiler located in the understairs cupboard. The radiators are fitted with thermostatic valves and there is a wireless room thermostat.

EPC

D

Council Tax

C

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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