

Annan

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Offers Over £275,000

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**1 The Courtyard, Stapleton Grange,
Annan, DG12 6RG**



Just simply - book your viewing as this property is a must see.

This property forms part of a small exclusive residential development approximately 3 miles away on the outskirts of Annan. The whole development has been done with high quality and luxury in mind and is situated with views to Solway Firth to Cumbrian Hills beyond. The property is a three double bedroom end terraced cottage that has been upgraded recently to make a comfortable open plan living space in which a new top of the range Infinity Plus Milano Contour kitchen units with Quartz work surfaces and matching dinning bar has been installed featuring a 1810 Company Galley prep sink and a Bora x pure recirculating induction hob. The property has been freshly decorated and newly laid carpets. The property has all modern cons such as under floor heating and has sympathetically retained character including double-glazed sash and case windows. The property has two private garden areas along with shared access to a communal garden. Annan is a short drive away for all your local amenities, schools, leisure facilities and commuter links. This is a gem of a property and is in an excellent location for access both north and south.

Features

Modern and stylish exclusive conversion development
Quiet but sought after development with countryside views on outskirts of Annan
High standard recently updated kitchen, dining and living areas
Three double bedrooms
Shared courtyard to the rear and a shared car park as well as private garage

Accommodation

Interior

Open plan living area, dining area and kitchen. Three bedrooms and bathroom with WC.

Exterior

Two grass garden areas one to the side and one to the front of the property.

There is a communal courtyard garden area to the rear of the property which is shared with the other courtyard proprietors.

There is a garage belonging to the property as well as residential parking.

1 The Courtyard, Stapleton Grange, Annan

Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft

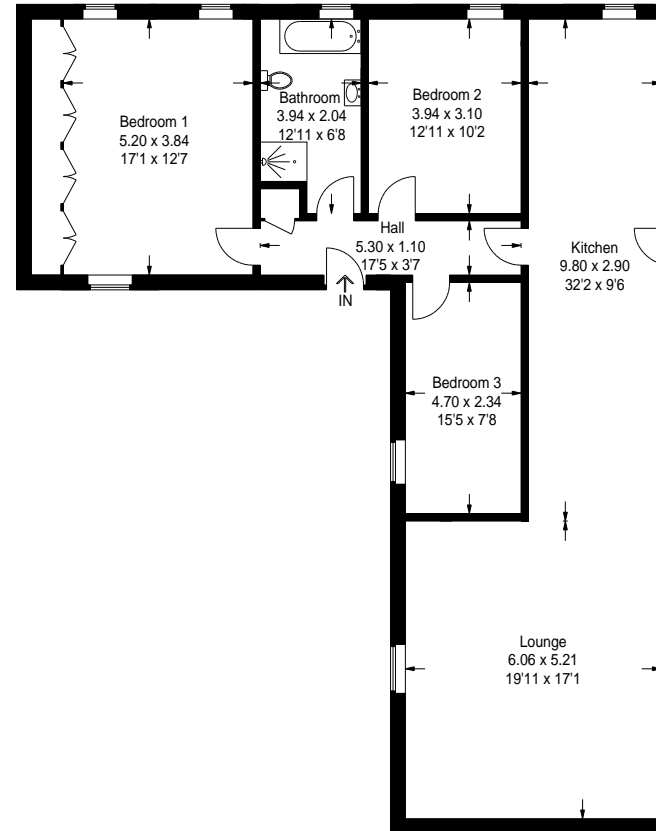


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1087613)

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.

Fixtures and Fittings

All floor coverings, light fittings and blinds.

Services

Mains electricity, water and septic tank drainage.

Septic tank is shared and is found on the other side of the road.

Oil fired free standing 'Grant' central heating boiler, in a kitchen unit, to an underfloor system with individual room stats. It is a condensing combi boiler which heats the hot water with no hot water storage tank required. There is a plastic oil storage tank in the garden.

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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Dumfries & Galloway, DG12 6AU
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