

**Annan**

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**Offers Over £230,000**

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**24 Newlands Rise,  
Annan, DG12 5HT**







Lovely three bedroom bungalow in quiet cul-de-sac elevated position in popular residential part of the town. The property offers spacious accommodation and enclosed rear garden. The property is within a short distance of town centre for all local amenities, commuter links and leisure facilities. The Everholm track and riverside walk are also close by. The property has been well maintained and would make a lovely home. Ideal for those downsizing or looking for life on the flat. Viewing is highly recommended to see what this property offers.

Accommodation

Interior

Lounge, dining room, kitchen/diner, utility area, three bedrooms and bathroom.

Exterior

Small garden area to front along with a tarmac drive. The rear is an enclosed area mostly paved with flower and shrub borders.

Features

Situated in quiet and sought after cul-de-sac  
Good-sized accommodation throughout  
Short drive to local amenities including retail, schools, leisure facilities and commuter services  
Enclosed private rear garden  
Integral garage and driveway to front  
Excellent access to A74 & A75 north and south

24 Newlands Rise, Annan

Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft  
(Excluding Garage)

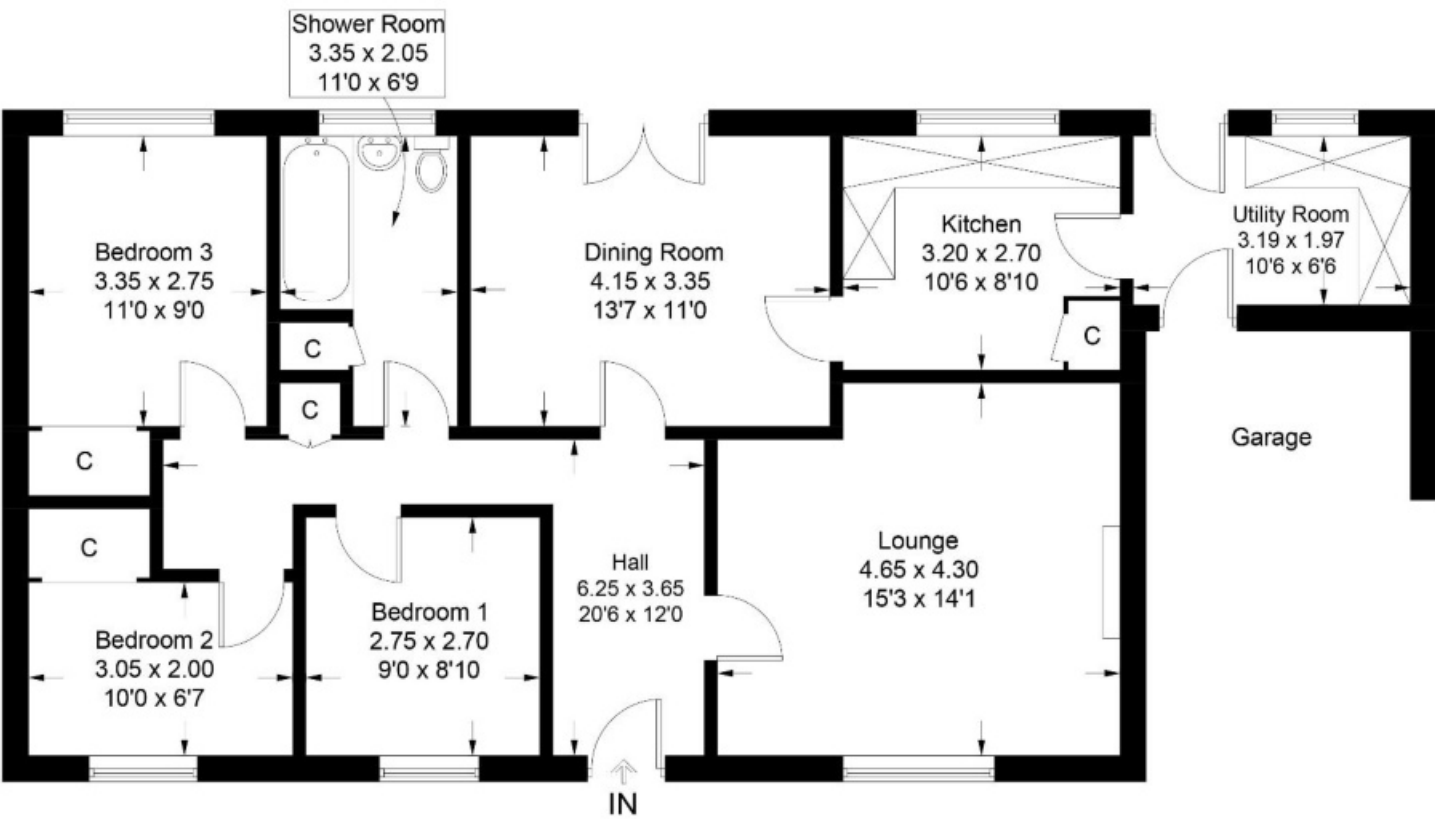


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181383)

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 & Items Included

All floor coverings, light fittings and blinds.

Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Alpha CD35C boiler, which is located in the garage.

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

E

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  
Phone: 01461 202 866/867  
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Monday to Friday: 9.00am to 5.00pm

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Full members of:



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