



## Highfield Summergate, Annan

Offers Over **£360,000**



## Highfield, Summergate, Annan

- *Far reaching views of the Solway Firth and Lake District Hills*
- *Spacious 3 bedroom cottage*
- *Large mature garden*
- *Would benefit from internal modernisation*
- *Car port and ample gravelled parking area*
- *Peaceful situation*

Sitting in an enviable situation overlooking the Solway Firth, this detached 3/4 bedroom cottage requires some internal modernisation but benefits from a large, mature and well maintained garden and would make a wonderful family home.

Council Tax band: F

Tenure: Freehold

EPC: D





## Highfield Summergate

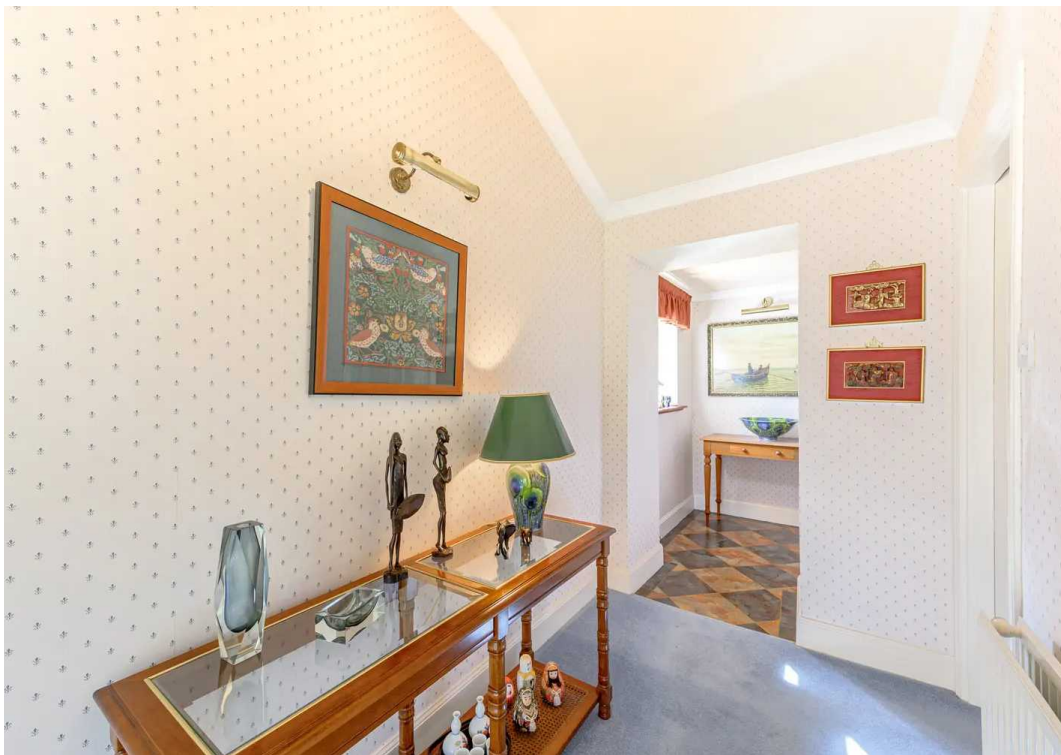
Highfield is located on the outskirts of the market town of Annan in an elevated situation overlooking the Solway Firth with far reaching views to the Lake District Hills. Once a gardeners cottage, Highfield benefits from a large enclosed and well maintained walled garden.

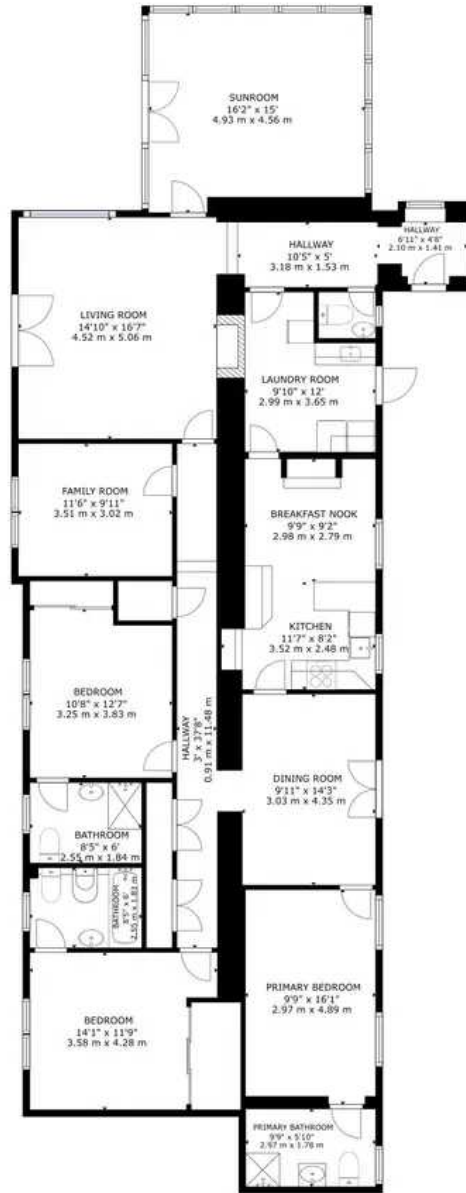
Upon entering through the front door the entrance hall with cloakroom WC gives access to the utility room with kitchen beyond and Living room. The kitchen benefits from fitted base and wall units with integrated oven and hob and freestanding dishwasher and fridge. The utility room has space for a washing machine and dryer and houses the gas combi boiler (installed 2022) with the addition of a back door to the courtyard. The dual aspect living room with French doors to the garden features a coal effect gas fire. The sunroom to the front of the property offers a suntrap to sit and enjoy the far reaching view. From the living room a central hallway, split with 2 steps gives access to 2 of the 3 bedrooms, both with en-suites as well as the dining room and snug sitting room. The welcoming dining room is also accessed from the kitchen and benefits from French doors to the courtyard with the 3rd bedroom off, also with an en-suite.

Externally, Highfield sits within a large enclosed walled garden with gravelled parking area, delightful terraces and sitting areas, car port and useful storage sheds. The garden is principally laid to grass with mature planting and shrubbery.









GROSS INTERNAL AREA  
 FLOOR 1: 2084 sq ft, 193.61 m<sup>2</sup>  
 TOTAL: 2084 sq ft, 193.61 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** D

**Services:** Highfield is served by Mains Water, Electric, Gas and drainage.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT





## C&D Rural

C & D Rural Lakeside, Townfoot - CA6 5LY

01228 792 299 · office@cdrural.co.uk · [www.cdrural.co.uk](http://www.cdrural.co.uk)

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