



Calberlea, Summergate, Annan, DG12 6SH

Offers Over £295,000



Calberlea, Summergate, Annan, DG12 6SH

- Four bedroom detached bungalow
- Generous living room with gas fire and double doors onto raised decking
- Family bathroom and master bedroom with en-suite
- Separate utility room
- Conservatory
- Detached double garage with electric door
- Gas central heating and solar photovoltaic panels with feed-in tariff
- Exceptional views of the Solway Coast and Lake District
- Popular area of Annan

Spacious four bedroom detached bungalow located on the edge of Annan, with superb views over the Solway Coast and Lake District Hills.

Council Tax Band: E

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Rating:



C&D Rural are delighted to offer this bright and spacious four bedroom detached bungalow nestled on the edge of Annan, enjoying superb open views over the Solway Coast and Lake District. The bungalow was extended around 2009 offering a larger living space and solar panels were also installed around this time. Now requiring some modernisation, this property would suit families looking to upsize due to the spacious accommodation on offer or given it's single-level layout, it would also be ideal for retirees.

The Accommodation

The front door opens into a small entrance vestibule before leading into the living room. The living room is very generous in size featuring a gas fire and double French doors which open onto raised timber decking over-looking the Dumfriesshire countryside. The kitchen is situated in the centre of the property and offers open-plan dining with breakfast bar, a range of kitchen floor and wall cabinets including several with glazed doors, integrated fridge/freezer, 1.5 bowl stainless steel drainer sink with mixer tap and space for cooker with extractor hood above.

There is a useful utility room off the kitchen with some additional fitted floor cabinets complete with plumbing for a washing machine and a second integrated stainless steel sink. There is a back door which provides convenient access to the garage and gardens.



There are four double bedrooms in the property, all boasting built-in wardrobes, with the principle bedroom benefitting from a private en-suite shower room and good quality fitted wardrobes. The principal bedroom, formerly the sitting room before the property was extended, has direct access into the conservatory and this room could be brought back as a second reception or dining room if desired. The conservatory is built with brick with double glazed uPVC windows and a polycarbonate pitched roof. There is a radiator fitted to the wall and double doors which step onto a brick paved patio. The family bathroom comprising, bath, shower cubicle with electric shower, WC and a wash hand basin set in a vanity unit, completes the accommodation.

Outside there is an extensive driveway to the front of the house and at the rear there is a large lawn and sections of bedding for planting flowers. The boundary is well fenced. The property benefits from an excellent detached double garage with electric control doors and workshop located towards the back of the garage. There are solar photovoltaic panels on the South-facing roof which benefit from a feed-in tariff.

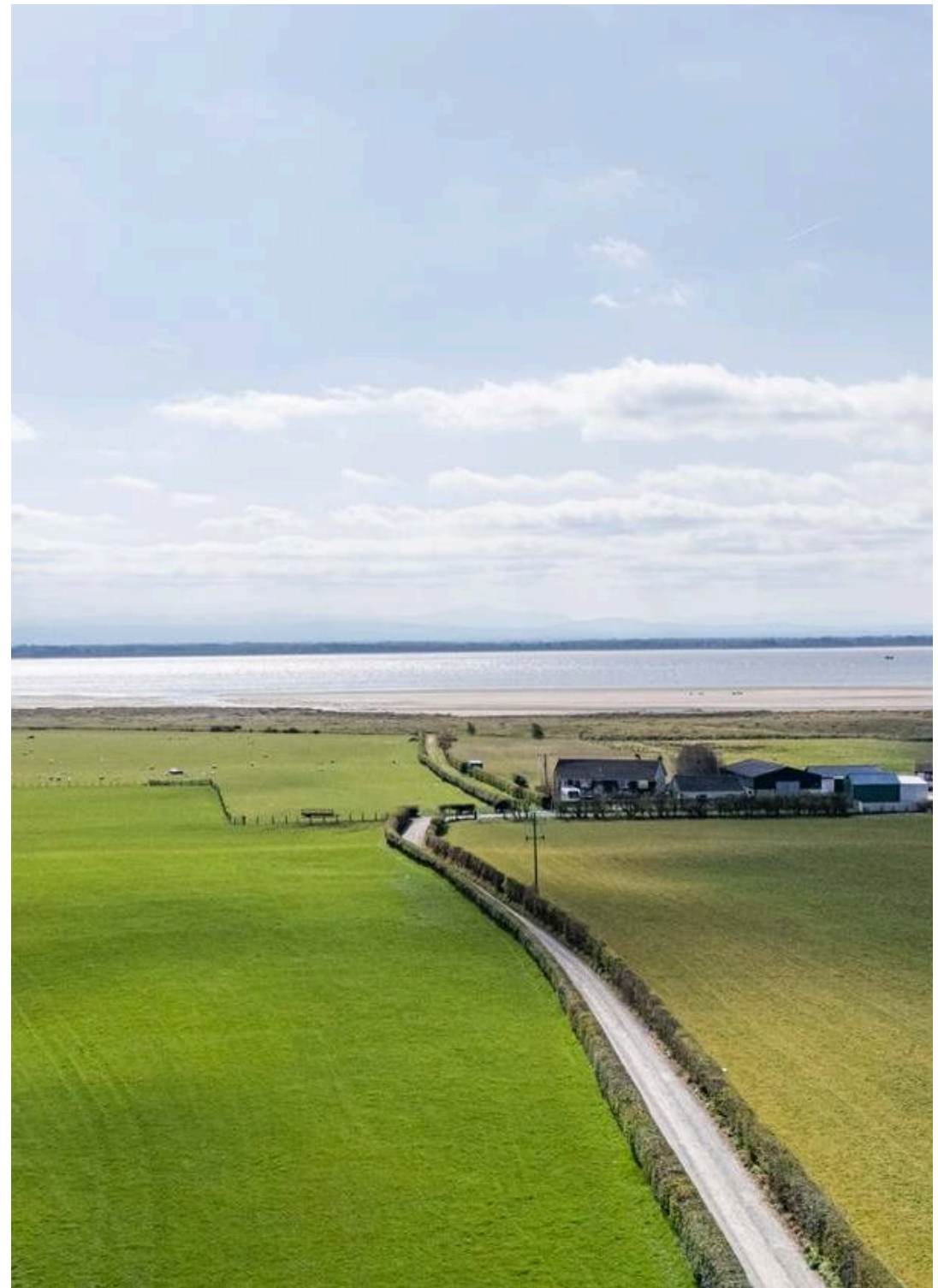
This is a rare opportunity to acquire a bungalow in a desirable setting within walking distance of the town centre and therefore viewings are highly recommend to appreciate what this property has to offer.



Location Summary

The property is located in a popular area of the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is only half a mile away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, restaurants, doctors and dentists. For families, the property is well-served by excellent local schools, such as Newington Primary School and Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. Additionally, nearby towns such as Gretna and Dumfries provide further amenities, including shopping centres, leisure facilities, and hospital.

















FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 186.8 m² (2,011 sq.ft.)
 EXCLUDED AREAS : GARAGE 30.9 m² (333 sq.ft.)
 TOTAL : 186.8 m² (2,011 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GENERAL REMARKS & STIPULATIONS

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. The cooker and white goods are also included in the sale.

EPC Rating: C

Broadband: Fibre broadband is available and there is good mobile coverage.

Disclosure: It should be noted that the property forms part of a deceased estate of which one of the Directors of C&D Rural Ltd is an Executor.

Services: Calberlea is serviced by mains water supply, mains electricity, mains drainage and gas central heating. There are solar panels on the roof with a feed-in tariff.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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

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. For updates and the latest properties like us on 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: Fisher Financial Associates– 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.



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