

**Annan**

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## 2 Queensway

Annan, DG12 5JS

**Offers Over £85,000**



Great opportunity to purchase a two bedroom house with conservatory on corner plot in popular residential area. The town centre is within easy distance for all larger amenities, Secondary School and commuter links. The picturesque River Annan and Everholm can be easily accessed for river walks there are plenty sports facilities around the area. The property offers good sized accommodation, off street parking and lends itself to someone adding their own stamp. This property has great potential and may have the potential for extension. This would make a lovely first-time buyer, investment or family home and viewing is highly recommended.





## 2 Queensway

Annan, DG12 5JS

**Offers Over £85,000**

### Description

This is an excellent property in great location. It does require upgrading and modernisation and has possible potential for extension.

### Accommodation

Accommodation comprises:-

#### Ground floor

Living room, conservatory, storage and kitchen.

#### First Floor

Two bedrooms, storage and bathroom

### Features

Generous corner plot

Good-sized accommodation

Requires some upgrading

Ease of maintenance

Conservatory

Close to a good range of facilities and commuter links





## **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.

## **Services**

Mains gas, electricity, water and drainage.

Central heating is provided by a back boiler to the solid fuel stove in the living room, panel radiators are installed throughout the property. There is no timer temperature controlled heating system.

Domestic hot water is provided by the central heating back boiler, supplemented by an electric immersion system fitted to a factory insulated hot water cylinder situated in the landing cupboard.

## **Items Included**

All floor coverings, light fittings and blinds.

## **Council tax band**

B

## **Energy Performance Rating**

D





**Interested in this property?**  
**Call 01461 202 866/867**

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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



## 2 Queensway, Annan

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft

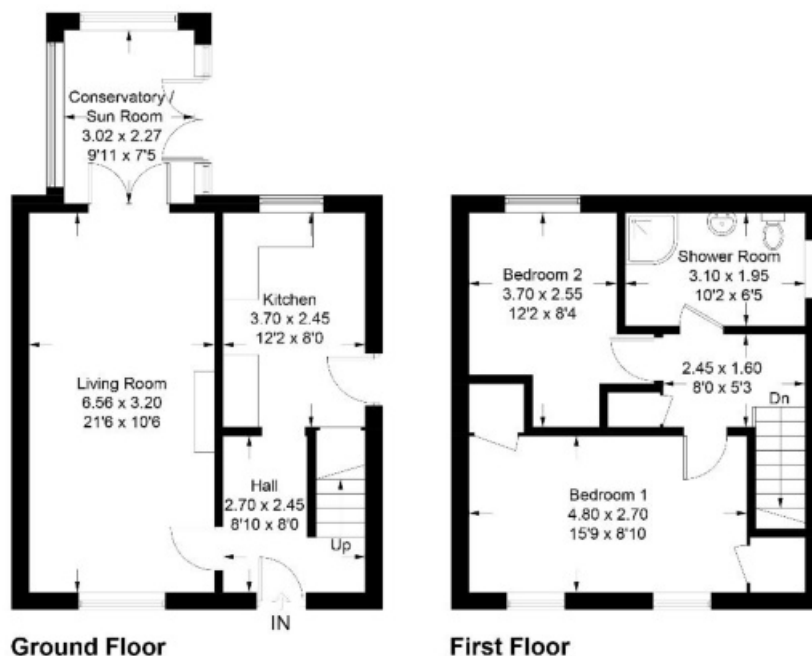


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272784)

Full members of:



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