

Annan

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**12 Fruids Park,
Annan, DG12 6AY**



A property in this sought after and popular area does not come up very often and this is a gem of a property that is a blank canvas for any potential purchaser to put their own stamp on. Situated on a fantastic corner plot of a cul-de-sac it gives generous outside space also for a large garden or possible property extension. The Integrated garage could allow for some adaptation too. The property is in an ideal location with it being just a short walk from town centre, schools, leisure facility and train station for links between Carlisle, Dumfries & Glasgow. It is also a short distance from the picturesque River Annan for those that like the outdoors. This is an ideal property for those looking to downsize but also has excellent scope for development potential for creation of a lovely family home.

Features

- Lovely partially renovated and upgraded bungalow
- Sought after and popular location
- Set in excellent cul-de-sac position
- Large enclosed garden
- Good-sized accommodation
- Close to town centre and commuter links

Accommodation

- Accommodation comprises living room, dining room, kitchen, two double bedrooms, bathroom and storage.
- Integral garage with up and over door. Power and light.
- Paved driveway to front along with chipped area to front and side.
- The rear is mainly in grass with paved seating area. Flower and shrub borders. Small chipped area.
- Garden shed.

12 Fruids Park, Annan

Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft
(Including Garage)

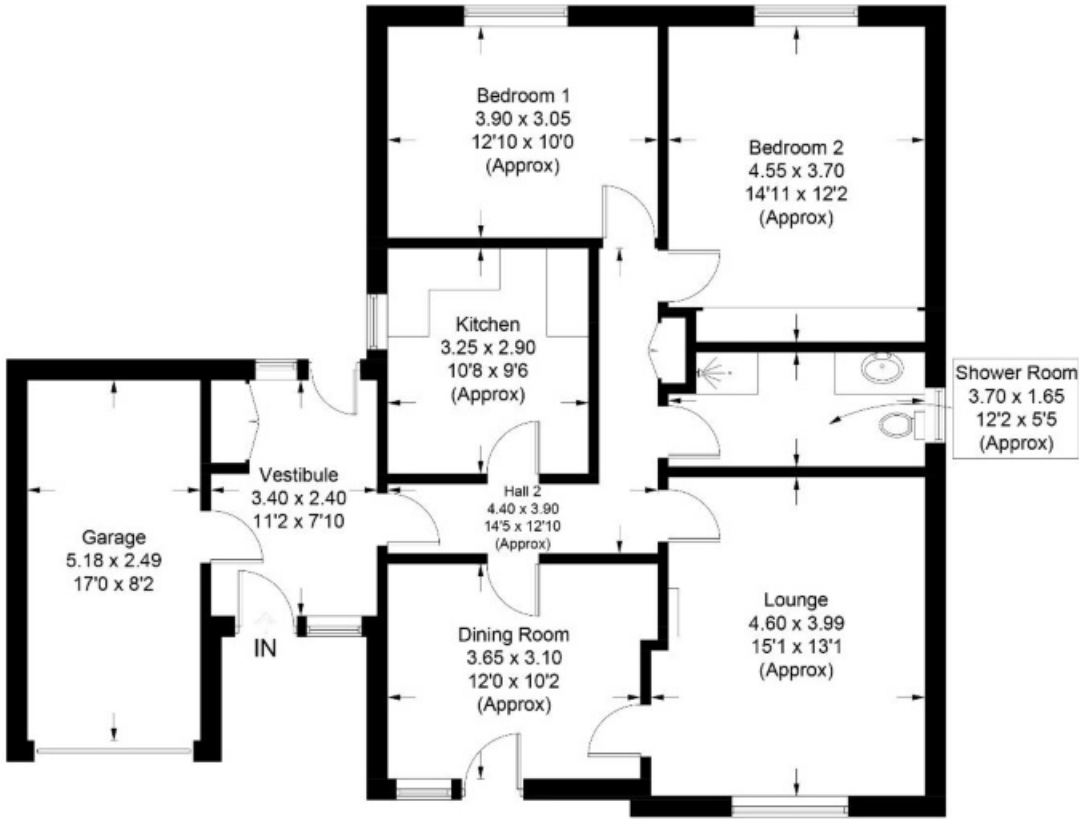


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267437)

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.

GRETHA

Gretha is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretha 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 Gretha Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretha 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 6 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Most Bras, 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.

LOCKERBIE

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

THORNHILL

Is a lovely village with surrounding countryside and is 16 miles from Dumfries. The village has a good range of facilities, services and hospitality including clothes boutiques, butchers, small supermarkets, hotels, cafes one in which includes an art gallery and gift shop and pubs. The area has a number of places to view and if you are a fan of walking, cycling or fishing this area can cater for you. If you would like historic interest Drumlanrig Castle and Gardens is a great place of interest. It is on many occasions as well the drop back for agricultural shows and craft and food fairs. Thornhill is on a bus route and rail services are from Dumfries which will take you to Glasgow in the north and Carlisle in the south.

CASTLE DOUGLAS

Castle Douglas is a bustling market town, designated as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. A popular tourist destination, the town has two supermarkets, a renowned livestock market, modern health centre, primary and secondary schools. There is a vibrant main street, King Street, which is home to numerous independent retailers including award winning butcher shops, gift shops and furnishings stores. Numerous cafes, restaurants and bars provide refreshment. There are regular farmer's markets, an annual agricultural show, The Stewarty Show, and various civic events throughout the year.

South West

The South West of Scotland is well-known as having attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There are good hill walking opportunities in the nearby Galloway Hills and cycling along the newly-designated cycle routes, as well as the Seven Stanes mountain bike routes in the Galloway Forest Park. The nearest of these is Dalbeattie Forest with its extensive network of specialist cycle paths, bridal ways and footpaths. There are varied sporting opportunities such as shooting as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southwerness and several other courses nearby, including the 9-hole courses at Castle Douglas, Dalbeattie, and New Galloway. Beautiful Loch Ken has a popular sailing centre with a number of water sports and activities available. The Solway coast is also popular with sailors with both Kippford and Kirkcudbright having safe moorings. The National Trust for Scotland has a wonderful garden and house at Threave Estate which provides training for a number of horticulture students each year and a modern Visitor Centre with an excellent cafe and shop. In addition, Kirkcudbright is the local "Artists' Town" with a number of galleries offering a range of exhibitions throughout the year. Communications within the area are very good. There is a mainline railway station in Dumfries and Lockerbie, providing excellent links to both the north and south.

Fixtures and Fittings

Due to the property being partially renovated the property is being sold as seen.

Services

Main gas, electricity, water and drainage.

Central heating is provided by a gas-fired Worcester Greenstar boiler, which is housed in the hall cupboard.

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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