Annan
Call 01461 202 866/867

Offers in the Region of £200,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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54 Hospital Road
Annan, DG12 5HP

Lovely property located just on the outskirts of the town but still an easy distance from town centre and the picturesque River Annan. The property has been well maintained, and is in walk in condition. The property is close to local amenities, schools, commuter links including train station and bus stop, cinema, hospitality, doctors surgery, and leisure facilities both indoors and outdoors including swimming pool and river walks. A short drive will get you to the Solway Coast and there is an abundance of activities, things to do and places of interest in the surrounding the area. This property must be viewed for you to completely appreciate and viewing is highly recommended as this would make a fantastic family home.

Features

Walk in condition and well maintained
Easy distance of town centre
Private enclosed garden to rear
Good-sized kitchen/diner
Access to A74 & A75 both north and south

Accommodation

On the ground floor is an open plan living room and dining room areas, kitchen/diner, WC and storage.

On the first floor are three bedrooms, airing cupboard and bathroom.

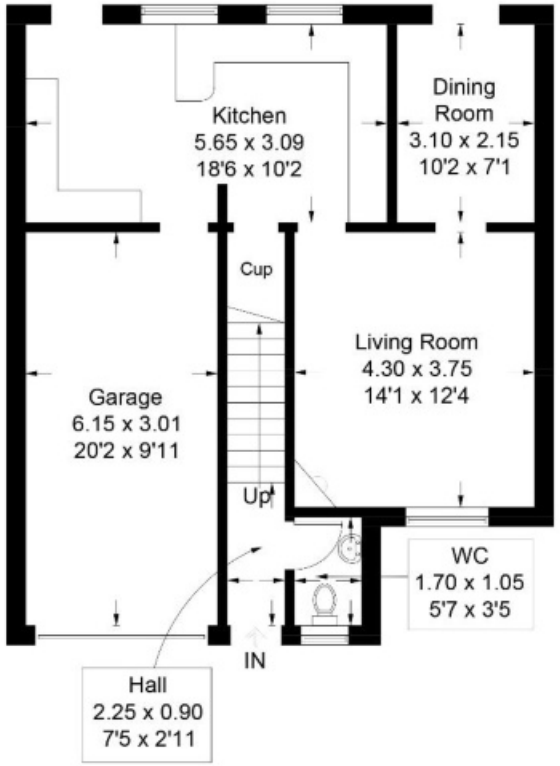
Integral garage accessed from kitchen.

The front has a flagged driveway and grass area with flower and shrub.

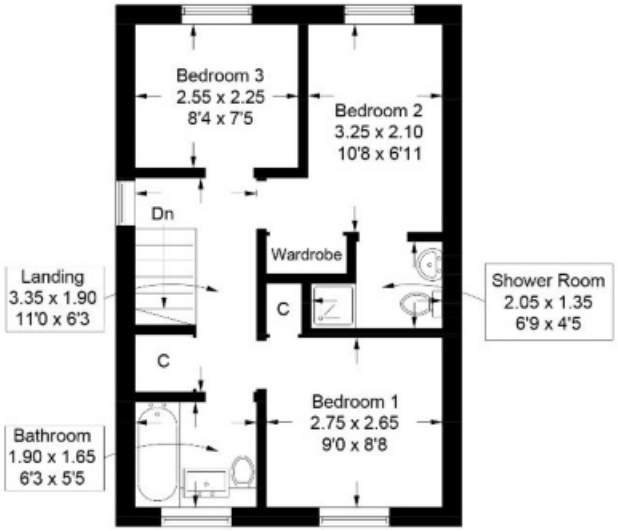
To the rear an attractively laid out garden with grass area, paved seating areas and decked area. Flower and shrub borders.

54 Hospital Road, Annan

Approximate Gross Internal Area = 106 sq m / 1141 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270028)

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.

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.

Fixtures and Fittings
All floor coverings, light fittings and blinds.

Services
Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Alpha CH18R boiler, which is located in the garage and serves radiators throughout the property.

Domestic hot water is provided by the central heating boiler, serving a factory insulated hot water storage cylinder located in the upper landing
cupboard.

EPC
D

Council Tax
D

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.

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Interested in this property?

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Call 01461 202 866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.