

Annan

Call 01461 202 866/867

Guide Price £270,000

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**Abbey Cottage, Abbey Lane,
Dumfries, DG2 0DQ**



Fantastic and attractive three bedroom bungalow with ground for an array of uses. The property has been lovingly looked after and has some attractive unique artistic features within. The property has also been upgraded to include full insulation and works to roof along with a new boiler. Situated in a peaceful area of historic interest with local Abbey close by the property is positioned at the end of a quiet lane giving complete privacy to side and rear. You will not believe the property is a short drive away from local amenities such as supermarkets, schools, hospital, other retail and commuter links including train station and short drive from Dumfries Town Centre itself. The possibilities are endless with great outside buildings, the property and the grounds. Enough space for possible stables and small paddock or possibility of workshops and storage. Viewing of this property is quite simply a must to fully appreciate what it provides and offers.

Features

Property with excellent outside space
Numerous outbuildings with grounds
Some quirky unique features along with some mod cons
Highly insulated and Muilt Dowling stove
Well maintained both inside and out
Close to a good range of facilities and A75

Accommodation

Living Room, kitchen/diner, large walk in pantry cupboard, two double bedrooms (one with walk in wardrobes) and further bedroom/office.

Large floored attic space for added storage or possibility subject to planning for adding rooms.

External outbuildings

Boiler house. Utility room. Garage/workshop. Poly tunnel. Car port. One closed and three open lock ups.



Situation
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 1780s. 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.

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 Drumlaurig 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 Southerness 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

All floor coverings, light fittings, blinds including modern motorised and remote controlled privacy/blackout blinds.

The freestanding cooker and fridge/freezer will be included in the sale. (No warranty will be given for any white goods included in the sale).

Ride on Lawn Mower will also be included in the sale.

Services

Main gas, electricity, water and private septic tank drainage.

Space heating is by means of a 2024 gas fired central heating system with radiators located in the main apartments linked by copper piping. The majority of radiators have individual thermostatic controls with a Hive system used to operate the system. There is a well mounted 'Ideal' central heating boiler in the rear store. It is a condensing combi boiler which heats the hot water with no hot water storage tank required.

Broadband is latest fibre service.

EPC

Low energy rating band - C

Council Tax

0

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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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.