

**Annan**

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**9 Yarrow Place  
Dumfries, DG2 9HF**



Lovely detached bungalow with two double bedrooms situated in a popular but quiet cul-de-sac area on the outskirts of Dumfries. The property has been very well maintained both inside and out and offers a good-sized private garden. The property is in an area that provides local amenities, leisure facilities and commuter links. Dumfries Town Centre and retail parks are just a short drive away as well as being in good proximity of the DGRI Hospital. This property is an ideal downsizing home or even for a first-time buyer and viewing is highly recommended.

## Features

Lovely property in quiet cul-de-sac  
Well maintained both inside and out  
Spacious accommodation  
Wrap around gardens, garage and driveway  
Driveway with ample parking  
Ideal for those looking for property on the flat

## Accommodation

### Interior

Comprises living room, kitchen/diner, sun porch, two bedrooms, storage and bathroom.

### Exterior

Garage with up and over door and wrap around garden and driveway.

## 9 Yarrow Place Dumfries

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft

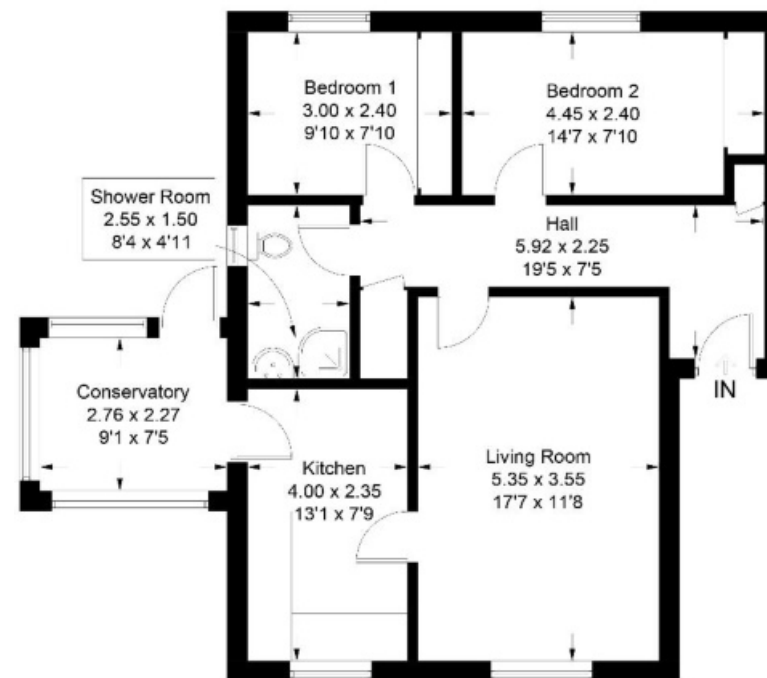


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtubs.co © (ID1286912)

### 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 1160. 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.

### 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, bridle 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 Southness 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 Threea 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 and curtains.

### Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Worcester Greenstar boiler, which is located in the garage.

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  
C

### 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.

Interested in this property?

**Annan**

**Call 01461 202**

**866/867**

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