

Annan

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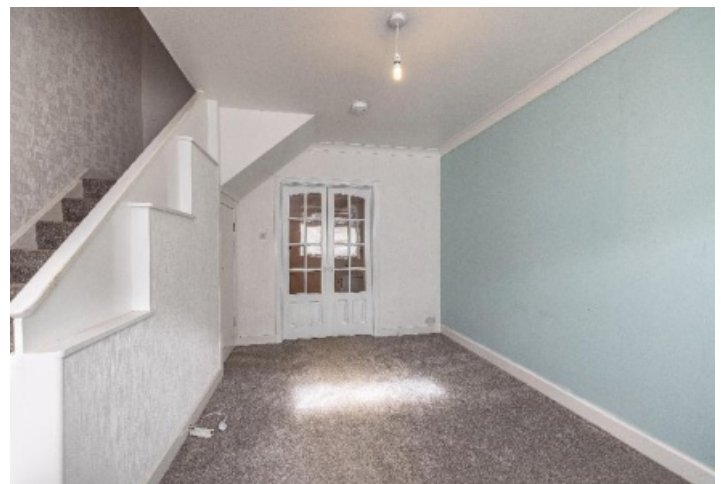
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110 High Street,
Annan, DG12 6DW

Guide Price £78,000



New Boiler installed and refreshed Home Report - Excellent, deceptively spacious and ideally positioned property with parking in town centre location for access to an array of services including local shops, supermarkets, hospitality, Doctors surgery and commuter links including bus stop. Annan train station links Annan to Dumfries to Glasgow to the north and Annan to Carlisle in the south. Colleges and Universities are an easy commute from Annan. The property is airy and bright and offers very spacious accommodation over two levels. Everything is so accessible including the River Annan for walks and the property is a short drive from the Solway Coast and an abundance of activities and places of interest in the area. This property must be viewed to be appreciated. This is an ideal property for a first time buyer or investor.



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Description

Terraced three bedroom town house with parking.

Accommodation

Comprises on the ground floor a living room, kitchen and under stairs cupboard.

On the first floor are three bedrooms, store room and bathroom.

The loft space is full length, fully lined and carpeted with light and built in ladder access.

Features

Town centre location

Spacious accommodation

Close to all amenities

Close to commuter links including bus stop and train station

Double-glazing

Ideal for first time buyers or investors



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.

GREтна

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.

Services

Mains gas, electricity, water and drainage.

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

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.

NOTE:- It is understood that the central heating boiler is defective. As a result, there is currently no supply of domestic hot water or heating within the property.

Items Included

All floor coverings and light fittings.

The property is to be sold as seen.

Council tax band

B

Energy Performance Rating

D



Interested in this property?
Call 01461 202 866/867

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

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110 High Street, Annan

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248549)

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.