

Annan

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Offers Over £420,000



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**Rosslea,
Eastriggs, DG12 6TQ**



Lovely, spacious and done to high specification three/four bedroom bungalow with land and large outbuilding and solar panels. This property has all the mod cons and extra generous rooms giving complete flexible living. Lovely sun trap patio area and ground for an array of uses. The property is located just outside the village giving that sense of rural but still within a short drive of local amenities and larger amenities in Annan or Gretna. This property simply should not be missed and you must view and check out all its fabulous additional potential.

Features

Immaculate walk in condition and to very high standard
Extremely spacious accommodation throughout
Fabulous outbuilding for an array of uses
Land offering potential
Lovely countryside views all around
Good access to A74 and A75 north and south

Accommodation

Interior

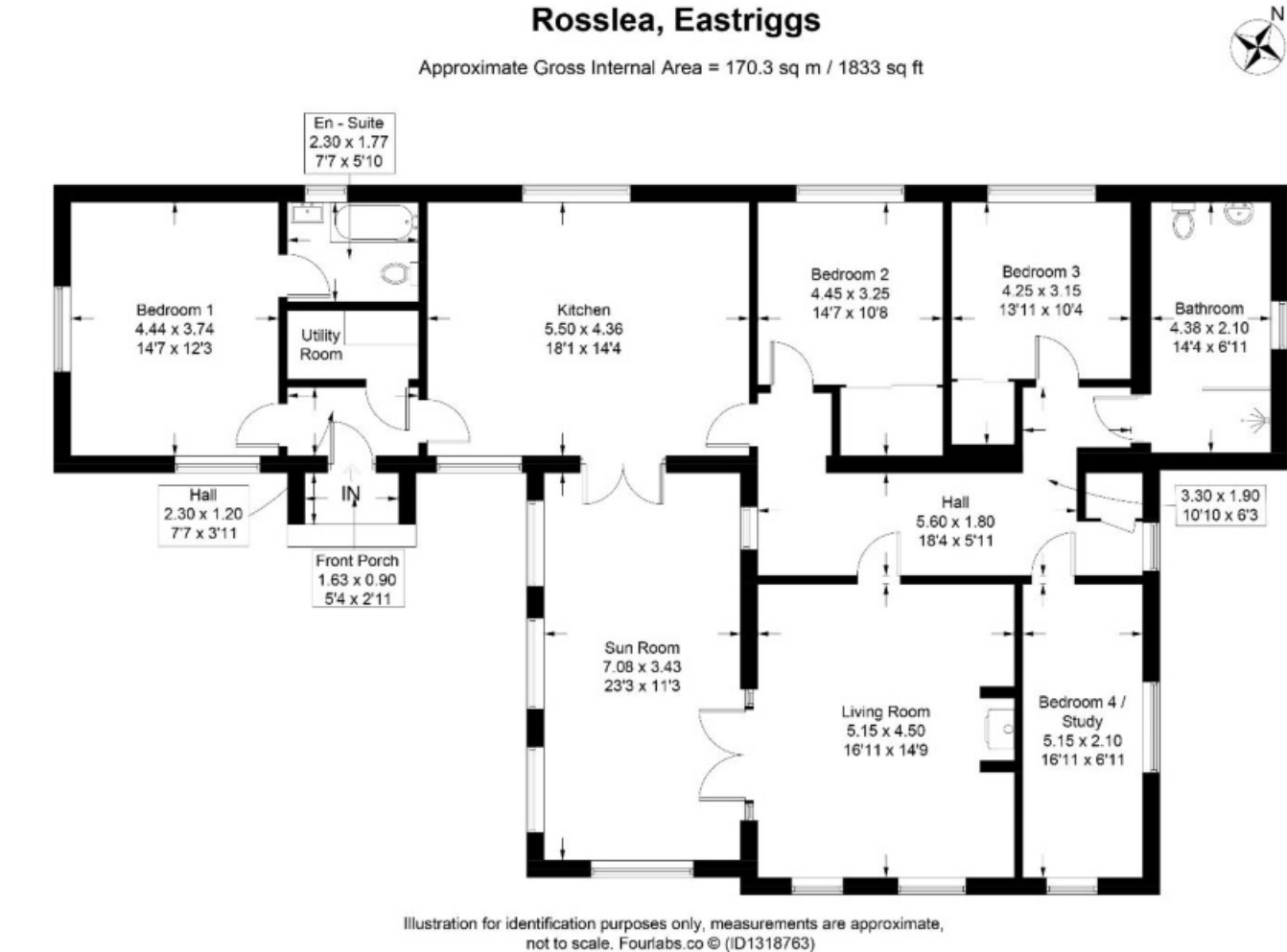
Kitchen and dining room areas, sun room, living room, bedroom with en-suite, two further bedrooms, bathroom and study/bedroom.

Exterior

The property includes a spacious detached garage/workshop with adjoining stores, extending in total to approximately 150m². The walls are of concrete block construction, roughcast externally and surmounted by profiled, sheet metal clad roofs. Principal access is by way of aluminium up and over style doors, one of which is electrically operated.

Additional outbuildings include a large aluminium framed greenhouse and timber garden shed with felted roof.

The property includes generously proportioned amenity grounds, together with a block paved driveway and paved patio. The property is estimated to extend in total to approximately 1.86 acres (0.75 ha). Property boundaries are generally defined by timber post and rylock fencing, or wire mesh security fencing.



Situation
EASTRIGGS

Eastriggs is a village 3.2 miles from Annan, 4.9 miles from Gretna which is at the English/Scottish Border and 15 miles from Carlisle. The village itself has local amenities including pubs, garages, caravan centre, Primary School, small but popular garden centre and cafe. The historic museum and cafe The Devils Porridge is at the edge of the village bringing tourism. Eastriggs is on a good bus route. Plenty of outdoor activities such as walks to Solway Coast. For larger amenities Annan, Gretna and Carlisle are close by.

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.

GRETNNA

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.

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 Southernness 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 and blinds

Services

Mains, electricity, water and drainage.

Central heating is provided by an oil fired Worcester Greenstar Camray boiler, which is situated externally to the north of the dwellinghouse and serves underfloor heating, supplemented by several panel radiators and towel rails throughout the property.

The heating would appear to be controlled by a central programmer and by individual time and temperature room controls, with thermostatic valves fitted to radiators.

Domestic hot water is provided by the central heating boiler, supplemented by an electric immersion system fitted to a factory insulated hot water storage cylinder situated in the utility cupboard leading off the entrance hall. Hot water is further supplemented by solar panels fitted to the south facing roof elevation.

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.

Interested in this property?

Annan

Call 01461 202

866/867

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