

**Annan**

Call 01461 202 866/867

**Offers Over £400,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**Weycot, Milnfield,  
Low Road, Annan, DG12 5QP**



Gem of a property offering spacious accommodation and spacious plot allowing immaculate gardener keen wrap round garden. The property is situated on the outskirts of the town but is still within walking distance of Town Centre. The property offers flexible living and can be utilised to meet specific own needs and offers that semi-rural feel without being far from facilities and amenities. Do not miss out on this property and it must be viewed!!

## Features

Situated on the outskirts of Annan on the other side of the picturesque River Annan  
 Generously proportioned for flexible living  
 Semi-rural location with outlooks  
 Wrap around large, private and sun trap garden  
 Walkable distance to town centre  
 Good access networks to A74 and A75 north and south

## Accommodation

### Ground floor:

Entrance hall, dining room opening into lounge, kitchen, inner hallway leading to 3 bedrooms and bathroom incorporating WC, shower room with WC and annex comprising hallway, sitting room, study, kitchen/utility room and bedroom with ensuite wet room (shower room) with WC.

### Upper floor:

Stairs off the entrance hall lead to an upper landing and attic room.

Garage and workshop area. Outside stores.

Beautiful wrap around garden mainly in grass but with lovely paved seating areas.

## Weycot, Milnfield Annan

Approximate Gross Internal Area = 207.0 sq m / 2228 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1276196)

### 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.

#### POWFOOT

Powfoot is a coastal village which lies on the shore of the Solway Firth. It is situated approximately 4 miles from the town of Annan. A local river runs through the village called The Pow water. This village is community orientated with public bowling green and gardens in which local events take place and retains a good amount of history throughout. The village brings tourism year after year with hotel, caravan and glamping site and golf course. Powfoot gives you access to beach walks and lovely picturesque scenes over the Solway Firth to the Cumbrian Hills beyond.

#### GREINA

Greina is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Greina Green is famous for tying the knot and caters for thousands of sloping couples every year. It is an ever growing tourist spot with the historic Greina Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Greina 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 1180. 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 Mount Bree, 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.

#### 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 Southemess 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 Kirkcubright 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, Kirkcubright 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.

All wardrobes with the exception of that bedroom four.

The dishwasher and washing machine will be included in the sale. (No warranty is given to any of the white goods included in the sale)

Three garden sheds, some plant pots and birdbath will be included in the sale.

### Services

Mains electricity, water and drainage.

Central heating is provided by an oil fired Worcester Greenstar Danesmoor boiler, which is housed in an external cabinet and serves radiators throughout the dwellinghouse.

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 located in the kitchen cupboard.

The principal electricity meter and consumer unit are located in one of the inner hall cupboards. The mains supply is supplemented by a photovoltaic solar array fitted to the roof elevation and connected to the National Grid.

### EPC

E

### Council Tax

F

### 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**

27 Bank Street, Annan,  
Dumfries & Galloway, DG12 6AU  
Phone: 01461 202 866/867  
Email: [Annan@cullenkilshaw.com](mailto:Annan@cullenkilshaw.com)

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
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.