

Annan

Call 01461 202 866/867

Offers Over £395,000



**14 Queensberry Gardens,  
Powfoot, Annan, DG12 5QW**



Fantastic, modern coastal property located in the picturesque village of Powfoot. This property is in tip top condition, has a nice airy feel, has been lovingly maintained, decorated and looked after both inside and out. All accommodation in this property is of very good size including four double bedrooms and spacious garden. The village is on the beautiful Solway Coast and has a real community feel. Annan is a short drive away for schools, amenities and commuter links. This would be a perfect family home or for those wishing to take in the sea air. Viewing is a must for this property!!

## Features

Beautifully presented, bright and in walk in condition  
Situated on generous corner plot  
Four good sized double bedrooms  
Near picturesque Powfoot beach  
Short drive to local amenities  
Lovely community village

## Accommodation

Comprises:-

Interior

Ground floor

Living room, open plan kitchen and dining areas, utility room, main bedroom with en-suite, downstairs WC and storage.

First floor

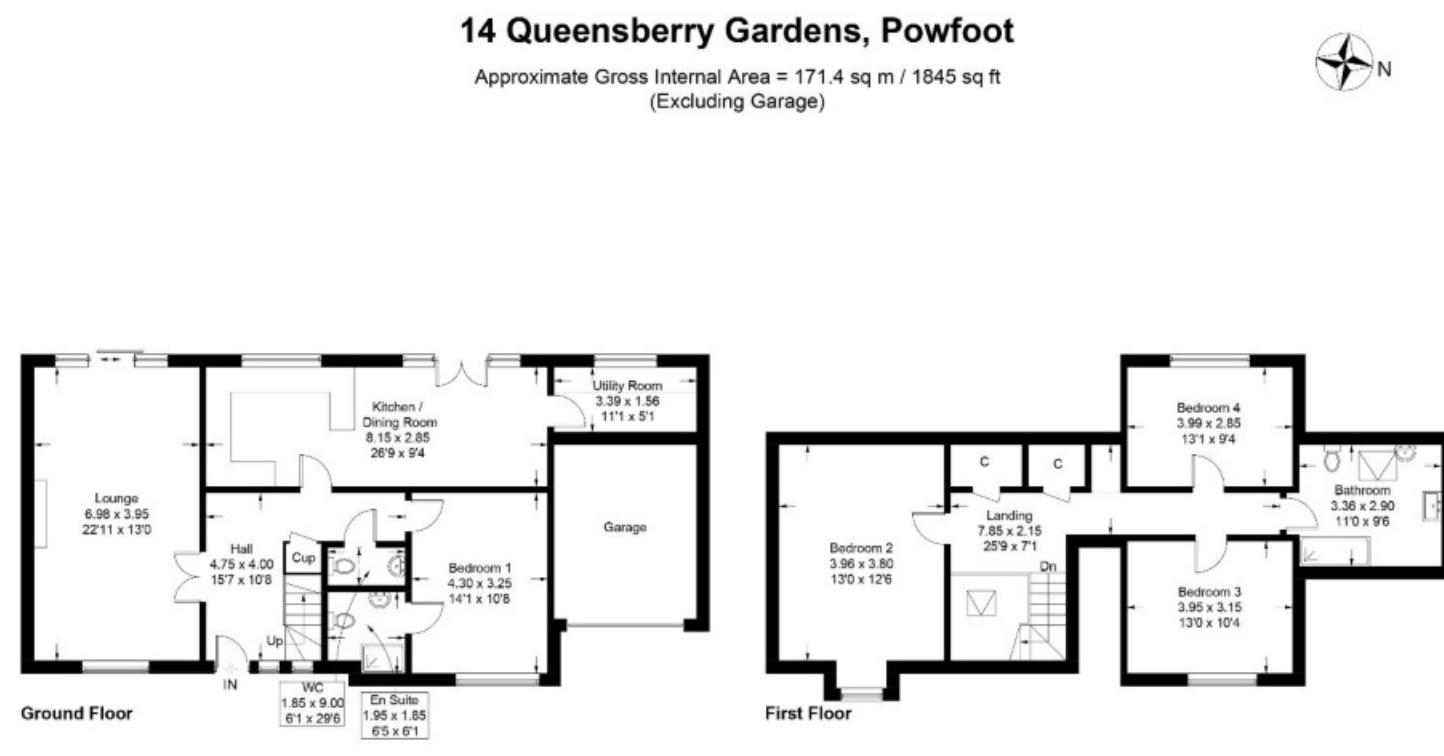
Three bedrooms, office/storage, bathroom and airing cupboard.  
Hatch to loft space with fully boarded attic space.

Garage

Exterior

Wrap around garden. To front grass area and flagged driveway.

The back garden has grass area and large patio area. Paved area suitable for for garden shed and Sapping fruit trees. Outside power point.



## 14 Queensberry Gardens, Powfoot

Approximate Gross Internal Area = 171.4 sq m / 1845 sq ft  
(Excluding Garage)



**Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274309)**

**Situation**  
POWFOT

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 (Pavilion) and gardens in which local events take place and the Pavilion offers a book shop within. Powfoot retains a good amount of history throughout including when the tide is out a circular Victorian swimming pool. The village brings tourism year after year with hotel, golf course and caravan site with hospitality building. The town has a selection of leisure facilities and has both primary and secondary schooling. Annan station has commuter links between Carlisle, Dumfries and Glasgow.

**ANAN**

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 local 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.

**GRETNA**

Gretna is just 2 miles from the Scottish/English border and give 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 Blacksmiths Shop and in recent years a development 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 administrative centre of Dumfries and Galloway. The Royal Burgh of Dumfries has a history that goes back to the 12th century. The town is also home to the Dumfries House, a fine example of 18th century architecture. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie stayed with friends at the Georgian house Moot 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.

**KIRKPATRICK FLEMING**

Kirkpatrick Fleming is a small popular village which has easy access to M74 north and south. It is 13 miles from Lockerbie, 7.2 miles from Annan and 4 miles from Gretna. The development is just a stone throw away from a refurbished village pub. All around the area are tourist attractions from Bracken Caves, beaches, discount retail outlet, outdoor activities and Gretna Green being the hub of the Wedding Trade.

**LOCKERBIE**

Lockerbie is a good-sized town 7.5 miles from Glasgow and 16 miles from the Scottish/English 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 pub. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are a great places of historical interest and plenty of outdoor leisure facilities.

**Thornhill**

Thornhill is a lovely village with surrounding countryside and is 10 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. 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 in 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.

**Facilities and Fittings**  
All floor coverings, light fittings and any blinds. (Some curtains may be included in the sale but please speak to owners to confirm their intentions as not all will be included).

**Services**  
Mains electricity, water and drainage.

**Central Heating**  
Central heating is provided by an oil fired Worcester Greenstar boiler. The boiler is situated in the utility room and serves radiators throughout the property.

**Domestic Hot Water**  
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.

**EPC & Council Tax**  
Excellent EPC band rating = C

**Council Tax**  
Council Tax = F

**Factoring**  
Factors are Hacking and Paterson

**Chambers**  
There is a monthly charge of £22.75 to attend communal areas shared amongst residents. (This may be subject to change).

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

Also At:

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