

**Annan**

Call 01461 202 866/867

**Offers Over £395,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**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 garden shed and Sappling fruit trees. Outside power point.

# 14 Queensberry Gardens, Powfoot

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

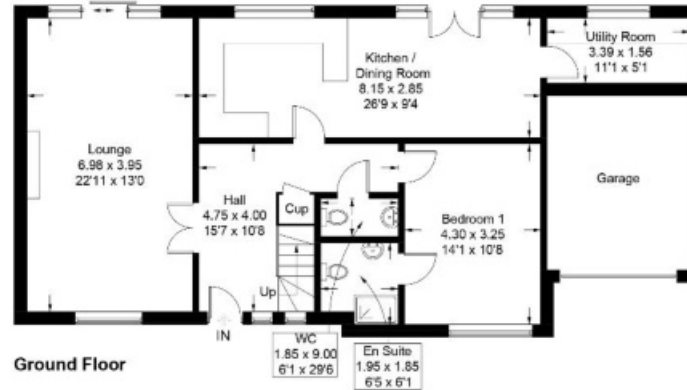


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274309)

### Situation

#### 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 (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 hotels, golf courses and caravan site with hospitality building.

#### 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.

#### GRETNA

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 Moor 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 stones throw away from a refurbished village pub. All around the area are tourist attractions from Bruce's Cave, beaches, discount retail outlet, outdoor activities and Gretna Green being the hub of the Wedding Trade.

#### 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, Vet, 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 Dumfries 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 Sweeney 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 region's numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southwester 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 Treasure 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 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 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 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 & Council Tax

Excellent EPC band rating = C

Council Tax = F

#### Factoring

Factors are Hacking and Paterson

There is a monthly charge of £22.75 to attend to 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**

27 Bank Street, Annan,  
Dumfries & Galloway, DG12 6AU  
Phone: 01461 202 866/867  
Email: 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.