Annan
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33 Murray Court,

Annan, DG12 6FD

Offers Over £65,000



Bright one double bedroom purpose built flat in a popular modern and well maintained retirement complex. There is a lovely sense of community within the complex with residents lounge and activities organised should you wish to participate such as coffee mornings, movie nights and fish and chip nights. There is a communal laundry, gardens and bin store as well as a family room with en-suite for your visitors which has recently been decorated. There is a secure entry system and an emergency Care Call system is connected. A lift can take you to all three floors. A House Manager is present to manage any issues.

The flats are very central and close to town centre for all local amenities, bus routes and it is a short walk to the train station. There is limited secure parking to rear.



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Accommodation
Open plan living and dining area, kitchen, bedroom, bathroom and storage.

Features
Modern & secure retirement complex
Easy distance of town centre
Communal laundry and garden grounds
Guest accommodation
Residents parking
Well maintained flat

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.

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 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.

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.

Services
Mains electricity, water and drainage.

There is no central heating system within the property. Space heating is provided by electric wall mounted panel heaters and a fan heater.

Domestic hot water is provided by an electric immersion system, fitted to an unvented and factory insulated hot water storage tank located in the entrance hall cupboard.

Items Included
All floor coverings, light fittings and blinds.

Factoring Charges
There is factoring charge to cover the maintenance of the building. This currently stands at approximately £1,300 every six months but is subject to change at yearly review.

This charge covers services including:-
Buildings Insurance
Building maintenance both inside and out including redecoration
Maintenance of laundry equipment and full use of laundry facilities.
Heating and lighting in communal areas
Care Call included
Managers wages and running costs.
Window cleaning.

Restriction
Any one residing within the residential complex must be a minimum age of 60. If in the case of residing with partners one of the residents must be a minimum age of 60.

Council Tax Band
A

Energy Performance Certificate
C









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Interested in this property?
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:

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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







33 Murray Court, Annan

Approximate Gross Internal Area = 47.9 sq m / 516 sq ft

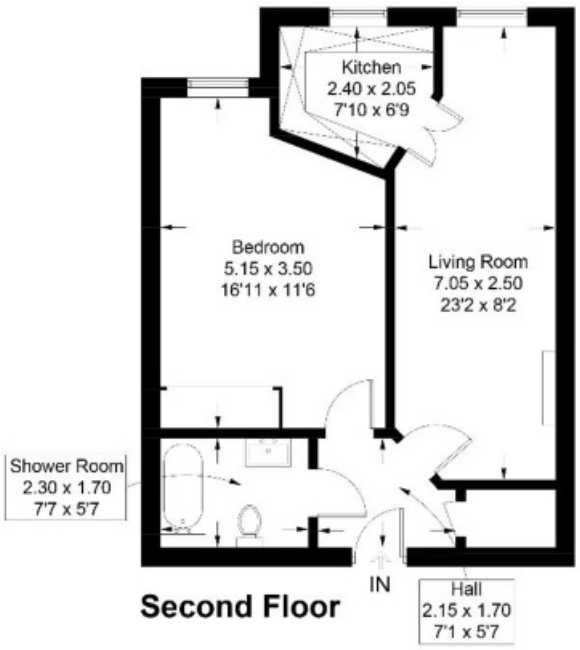


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1347240)

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.