Annan
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Offers Over £270,000

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Brookfield, Waterbeck, Lockerbie, DG11 3EY
ON MARKET FOR LESS THAN HR VALUATION - QUICK SALE













£10k less than HR valuation and looking for quick sale. Lovely, spacious three bedroom bungalow built to high spec in semi-rural location with fantastic countryside views. The property is in move-in condition and has an easy maintained garden with an open outlook to fields beyond. The property is a short drive to Eaglesfield which has a small shop/post office and a good Primary School. Other facilities are located at Annan and Lockerbie which include hospitality, supermarkets, leisure facilities and bus and train stations. This is an ideal property for those wishing to downsize but still want that more peaceful setting.

Features

Fabulous built to spec bungalow
Situated in lovely country semi-rural location
Good-sized accommodation
Ease of maintenance garden
Short drive to local shop and post office
Good access to A74 & A75 north and south

Accommodation

Interior

Living room, kitchen/diner, utility room, WC, three double bedrooms, bathroom and plenty of storage.

Exterior

Garage with roller door and sectional storage. Power and light.

Raised and paved ease of maintenance garden with open outlook.

Good sized driveway.

Brookfield, Waterbeck

Approximate Gross Internal Area = 119.9 sq m / 1291 sq ft

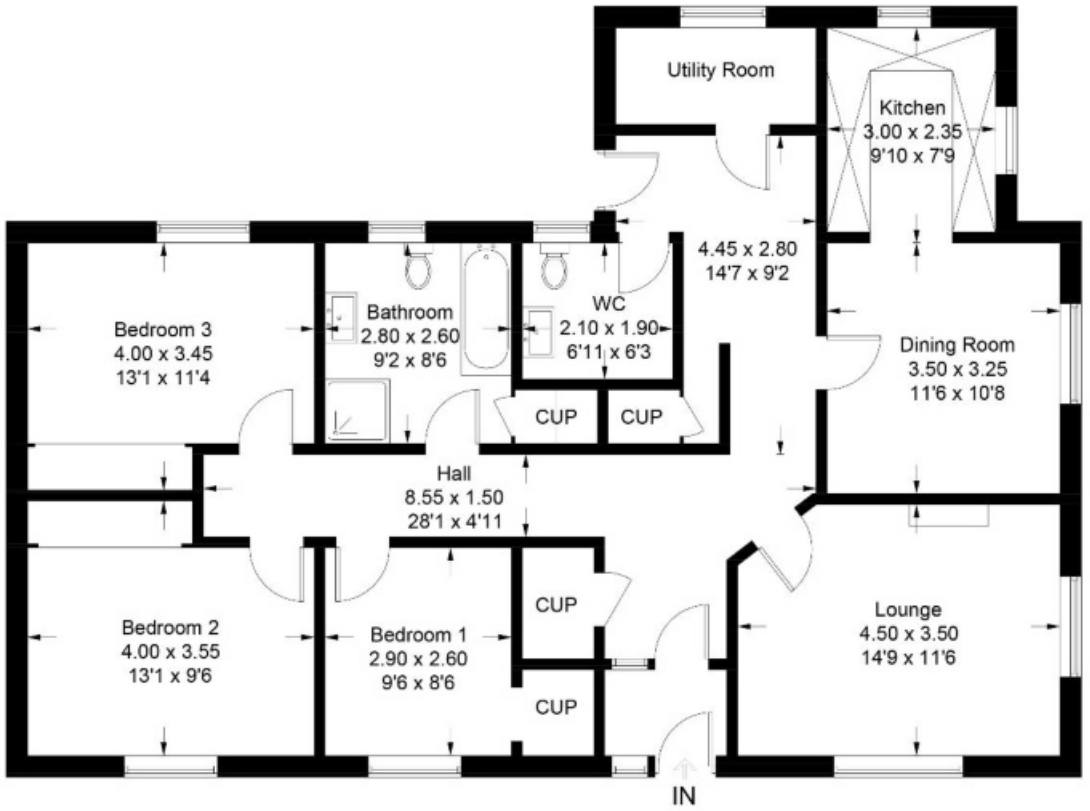


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339071)

Situation
Waterbeck

Waterbeck is a quiet rural village with countryside views. It is situated approximately 11 miles from Lockerbie and 18 miles from Carlisle, it is ideally placed for those still wanting to be close to civilisation but in a peaceful setting. The nearby town of Lockerbie provides a range of everyday amenities, while its railway station on the West Coast Main Line offers direct services to Glasgow, Edinburgh, Manchester Airport and London Euston, making the area well suited to commuters and travelers alike. There is the local town hall which brings a community feel.

Surrounded by beautiful Dumfries and Galloway countryside, the area is particularly popular with walkers, cyclists and outdoor enthusiasts. The renowned Annandale Way is within easy reach, offering miles of scenic trails through woodland, farmland and river valleys.

Smithy sits in a popular location within the charming village of Waterbeck, in a rural yet accessible situation, with the M74 located 4 miles away and excellent rail links from Lockarbie which is just over 10 miles away. Located 11 miles from Lockerbie and 9 miles from Annan, the property is well served by both town's excellent range of local amenities and services including primary and secondary schools. There are also primary schools in Waterbeck (Hottsbridge) and Eaglesfield.

Eaglesfield

Eaglesfield is to the south-east of Dumfriesshire on the right hand side of Kirtle Water. It is a long village that has expanded out over the years and is a very popular place to live due to its community feel and proximity to M74 north and south giving easy, quick access to larger towns and cities on both sides of the border. The village itself has a village hall, a small church, a Primary School and shop with Post Office.
The larger towns of Lockerbie and Annan are 10 minutes drive away for Secondary schools, larger amenities and commuter links including railway stations with Annan to Glasgow and Lockerbie to Edinburgh train lines.
Eaglesfield is on a regular bus route to various destinations. There is a lovely country house on the outskirts of the village which serves as a hotel, wedding venue and luxury self catering cottages which brings tourists to the area.
Eaglesfield is also in an area that is close to the picturesque Solway Coast where there are plenty of outdoor activities to do.

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.

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 hotel, golf course 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 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.

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.

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 Drumlanrig Castle and Gardens is a great place of interest. It is on many occasion 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 Stewartry 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, 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 Southerness 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 café 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.

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.

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Interested in this property?

Annan
Call 01461 202 866/867

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Monday to Friday: 9.00am to 5.00pm

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211









Full members of:

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