

**Annan**

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**9 Low Meadow,  
Lowthertown, Eastriggs, Annan, DG12 6TP**



Immaculate turn key property in semi-rural area with views to rear but only a short walk away from some local amenities. The property offers good-sized accommodation and ease of maintenance garden and is on the flat. The property is a short drive to Annan or Gretna for larger amenities, leisure facilities, schools and train stations. The property is also an easy distance from A74 & A75 both north and south which allows for commuter travel, leisure travel or visiting travel. This property simply must be viewed.

## Features

Beautifully presented bright and in walk in condition

Situated in quiet cul-de-sac

In semi rural location but within walking distance of village and some facilities including local shop

Lovely open outlook to rear

Recently upgraded bathroom and other property updates

Good access to A74 north and south.

## Accommodation

### Interior

Entrances hallway/porch, living room, kitchen, storage, three bedrooms and bathroom.

### Exterior

Garage with up and over door.

Private rear garden with fantastic open outlook over countryside. Ease of maintenance.

The front has a driveway and ease of maintenance garden to the front.

## 9 Low Meadow, Lowthertown

Approximate Gross Internal Area = 76.0 sq m / 818 sq ft

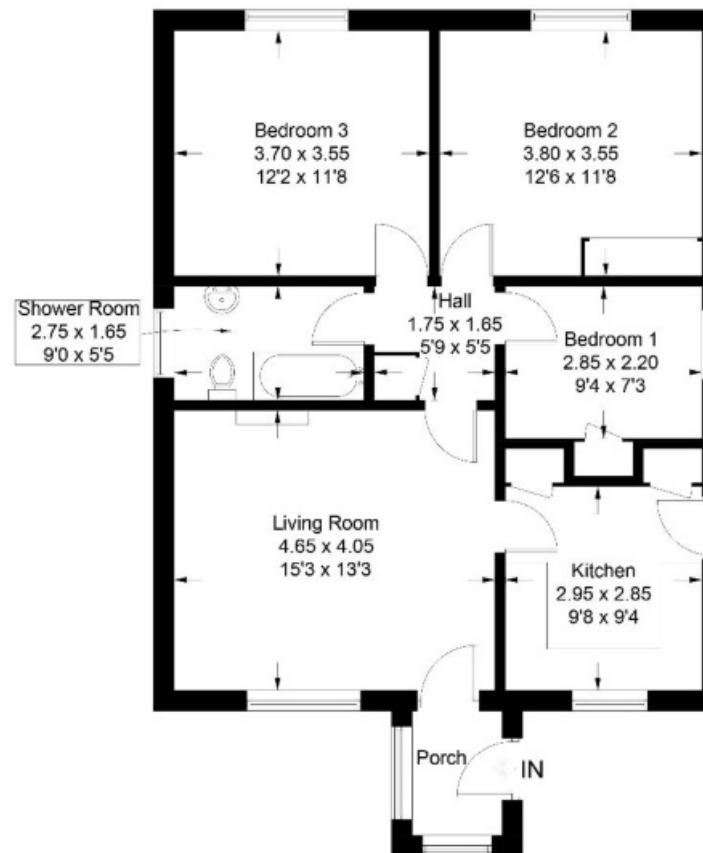


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1285468)

### Situation

EASTRIGGS

Eastriggs is a village 3.2 miles from Annan, 4.9 miles from Gretna which is at the English/Scottish Border and 15 miles from Carlisle. The village itself has local amenities including pubs, garages, caravan centre, Primary School, small but popular garden centre and cafe. The historic museum and cafe The Devils Porridge is at the edge of the village bringing tourism. Eastriggs is on a good bus route. Plenty of outdoor activities such as walks to Solway Coast. For larger amenities Annan, Gretna and Carlisle are close by.

### 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.

### GRETNNA

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.

### 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 region's numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southness 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 and light fittings.

(For the avoidance of doubt no blinds, curtain poles or curtains will be included in the sale).

### Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Ideal i2 combi 30 boiler, which is located in the roof space 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

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.

Interested in this property?

**Annan**

**Call 01461 202**

**866/867**

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