

**Annan**

Call 01461 202 866/867

**Offers Over £340,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**The Oaks, Annan Road  
Eastriggs, Annan, DG12 6PA**



This property was built and designed to give optimum space throughout and offers a large amount of natural light. Excellent parking area to front. The property requires to be cleaned up and upgraded but offers bags of potential to be developed to a high standard to make this property something really special. It is close to small amenities in Eastriggs but is a short drive to Annan or Gretna for larger amenities, train stations, hospitality, Schools and leisure facilities.

## Features

Property built on large specification providing lots of space  
Walk in areas in all bedrooms  
Close to local shop  
Ease of maintenance garden  
Driveway with ample parking  
Good access A74 and A75 north and south

## Accommodation

### Ground floor:

Entrance hallway, lounge, dining room/bedroom, kitchen/family room, utility room, toilet, and bedroom with walk-in wardrobe and ensuite shower room with WC.

### First floor:

Landing, bedroom with walk-in wardrobe and ensuite shower room with WC, 2 additional bedrooms with walk-in wardrobes, bedroom/office and bathroom incorporating WC.

## The Oaks, Annan Road, Eastriggs

Approximate Gross Internal Area = 277.6 sq m / 2988 sq ft

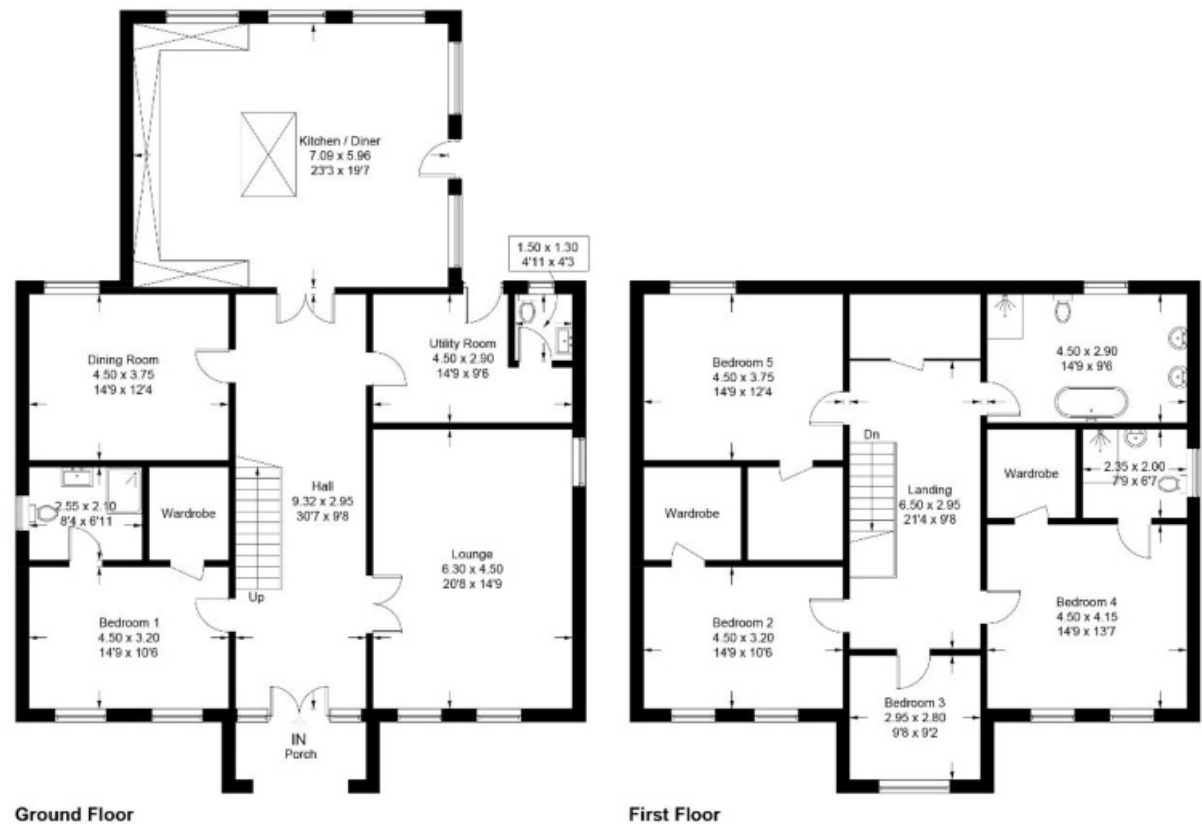


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283919)

### Situation

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 Southernness 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

Property is as seen.

### Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Worcester Greenstar 42 CDI boiler, which is located in the utility room and serves underfloor heating throughout the ground floor accommodation and wall mounted panel radiators and first floor level.

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

C

### Council Tax

G

### 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.