

Annan

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Offers Over £185,000

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**31 Annerley Road
Annan, DG12 6HF**



Attractive property in very sought after area in Annan offering a rare opportunity to acquire this type of property. The property is in need of some updating and modernisation but benefit from good sized accommodation, bedrooms and lovely garden to front and rear. The property is in an excellent location for all local amenities, commuter links, schools, hospitality and leisure facilities. This property would make a lovely family home and viewing is highly recommended.

Features

Sought after area and close to Primary and Secondary Schools
Spacious accommodation
Three double bedrooms
Within walking distance of Town Centre
Gives a base to put your own stamp on
Would make wonderful family home

Accommodation

Interior

Living room and dining room areas with wall arch, large kitchen/diner, three good-sized bedrooms, store room and bathroom.

Exterior

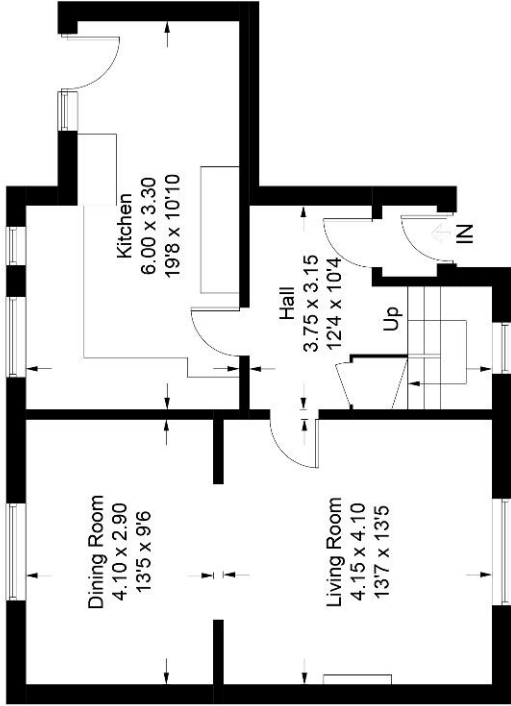
Garage which houses combi boiler. Power and light.

Front garden has flagged driveway and grass areas with flower and shrub borders.

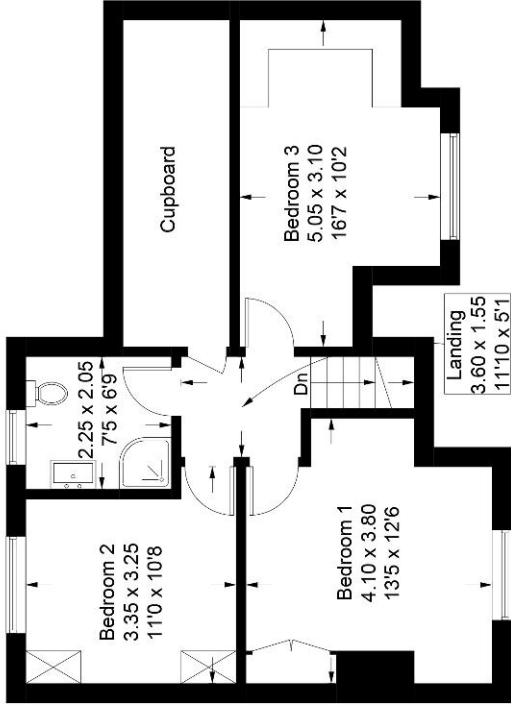
Thre rear garden is layed with grass areas with flower and shrub borders. Fenced and hedged boundaries. Greenhouse.

31 Annerley Road, Annan

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1320715)

SHEDS 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 west 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.

POWFOOT

Powfoot is a coastal village which lies on the shores of the Solway Firth. It is situated approximately 4 miles from the town of Annan. A local river runs through the village and provides a scenic backdrop to the town. The village is a popular holiday destination and is well served by a range of accommodation and facilities. The village is a beautiful location and offers a peaceful escape from the busy world of the town.

GRETHA

Gretha is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretha Green is famous for being the local and catering for thousands of holiday couples every year. It is an ever growing tourist spot with the historic Gretha Green Famous Blacksmith's Shop and in recent years a developing retail outlet (Gretha 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 and General Practice 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 1166, and has a long history of being a major centre of trade and commerce. The town is a beautiful location and offers a peaceful escape from the busy world of the town. The town is a popular holiday destination and is well served by a range of accommodation and facilities. The town is a beautiful location and offers a peaceful escape from the busy world of the town.

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 services. The town is a beautiful location and offers a peaceful escape from the busy world of the town. The town is a popular holiday destination and is well served by a range of accommodation and facilities. The town is a beautiful location and offers a peaceful escape from the busy world of the town.

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 routes and a wide range of outdoor activities. The area is well served by a network of roads and public transport. The area is a beautiful location and offers a peaceful escape from the busy world of the town. The area is a popular holiday destination and is well served by a range of accommodation and facilities. The area is a beautiful location and offers a peaceful escape from the busy world of the town.

Features and Fittings

All floor coverings, light fittings and blinds.
Please note that the fire in the living room is not operational.

Services

Mains gas, electricity, water and drainage.
Central heating is provided by a gas-fired Worcester Greenstar 4000 boiler, which is located in the garage and serves wall mounted radiators throughout the property. The boiler is controlled by a central programmer and separate room thermostat, with an individual thermostatic valve having been attached to the radiator in the kitchen.
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.

EPG

D

D

Covered Terrace

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 selling a closing date and do not bind themselves to accept the highest or any offer.

Interested in this property?

Annan

Call 01461 202

866/867

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Dumfries & Galloway, DG12 6AU
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