

Annan

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6 Nicholson Street

Annan, DG12 6BX

Offers Over £100,000



An excellent walk into property in good location and within easy distance of Solway Coast and Annan Harbour with rejuvenation project on the go. The property is also close to amenities, commuter links, schools and leisure facilities. Lovely walks to the shore or the river. You must view this property to fully appreciate all it has to offer and would suit a first-time buyer or someone looking for investment property.



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Features

Well maintained both inside and out
Good-sized accommodation
Two double bedrooms
Ease of maintenance garden
Short drive to local amenities
Ideal first time buyer or investment property

Accommodation

Ground Floor

Living room, shower room and kitchen/diner.

First floor

Two double bedrooms.

Outside

Chipped and enclosed back garden.

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.

Fixtures and Fittings

All floor coverings, light fittings and blinds

Services

Mains gas, electricity, water and drainage.

There is no central heating system installed in the property. Space heating is provided by electric wall mounted panel heaters with individual time/temperature controls and a centralised programmer.

Domestic hot water is provided on demand by an electric Ariston instant water heater, which is located beneath the kitchen sink. No separate hot or cold water storage tanks are required in the property.

EPC

E

Council Tax

B



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