Annan
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17 Silverlaw Crescent

Annan, DG12 5EH

Offers Over £100,000

This is an excellent extended corner two bedroom property in quiet cul-de-sac location in popular residential area which is a convenient distance from Town Centre for all local amenities. The property has spacious accommodation and scope for further development. The kitchen has recently been updated but some areas may require further upgrading and modernisation but offers a great deal of potential and a property to add your own stamp to. This would be an ideal home for a first time buyer as it offers bags of potential or good for investment.

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Accommodation
Interior

Ground floor

Living room and dining room areas, kitchen/diner, storage, cloak room/utility

First Floor

Two bedrooms, bathroom and storage

Exterior

To the front is and enclosed garden with chipped areas with flower and shrub borders.

To the rear is a shed. Covered seating area from property and chipped areas with flower and shrub borders.

Features
Within easy distance of Town Centre
Good-sized accommodation
Close to local shop
Attractive ease of maintenance garden
Outside terrace
Ideal for first time buyers or investors

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.

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.

Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Baxi back boiler, which is situated to the rear of the living room fire and serves radiators throughout
the property. The heating would appear to be controlled by a central programmer.

Domestic hot water is provided by the central heating boiler, serving a factory insulated hot water storage cylinder located in the landing cupboard. A separate immersion heater has not been fitted.

Items Included

All floor coverings, light fittings and blinds.

Council tax band

B

Energy Performance Rating

E

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Interested in this property?
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27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
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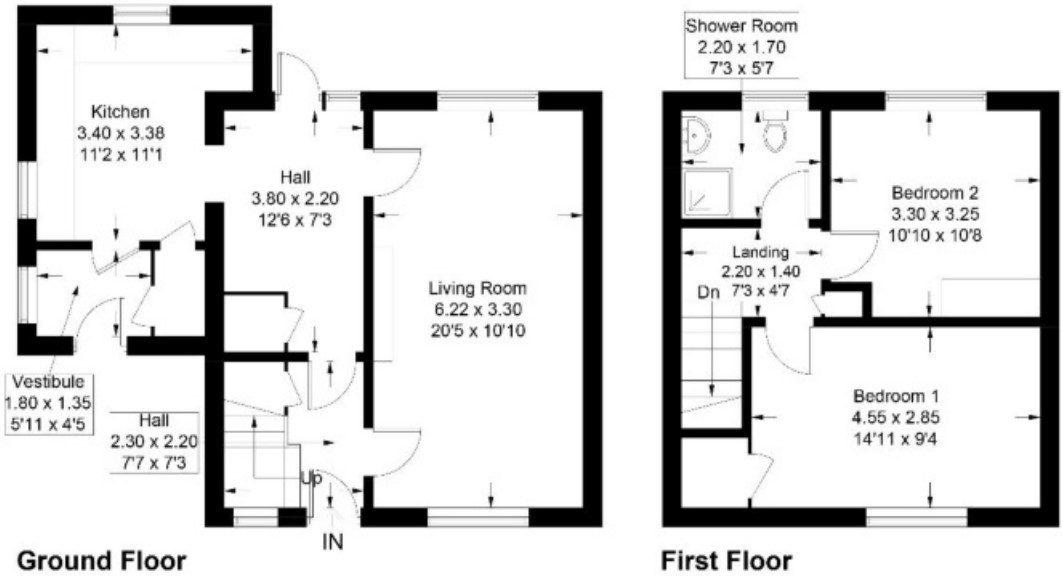
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

17 Silverlaw Crescent, Annan

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft



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Full members of:

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