

**Annan**

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**Northview,  
Hightae, Lockerbie, DG11 1JN**



This simply immaculate property is spacious and bright at every level and has been done to a very high specification. The property is in a very quiet and scenic semi-rural area and that the community is at the heart of the village. This property is not far from Lockerbie, Lochmaben and Annan for larger amenities and Annan and Lockerbie for train links to Dumfries, Carlisle, Glasgow and further afield. The property is in a rural setting and offers an array of outdoor activities including walking, cycling and many local places of interest along with not being far from the Solway Coast and the loch at Lochmaben.

## Features

Complete turn key condition  
 Modern and bright open plan areas  
 Close to centre of village  
 Wrap around garden, garage and drive  
 Short drive to local amenities  
 Definitely one to view and get a sense of community feel

## Accommodation

### Ground floor:

Entrance vestibule, open plan reception hall, dining room and kitchen, utility room, lounge and shower room incorporating WC.

### First floor:

Landing, master bedroom with ensuite shower room incorporating WC, 3 additional bedrooms and bathroom with WC.

## Northview, Hightae

Approximate Gross Internal Area = 189.5 sq m / 2040 sq ft

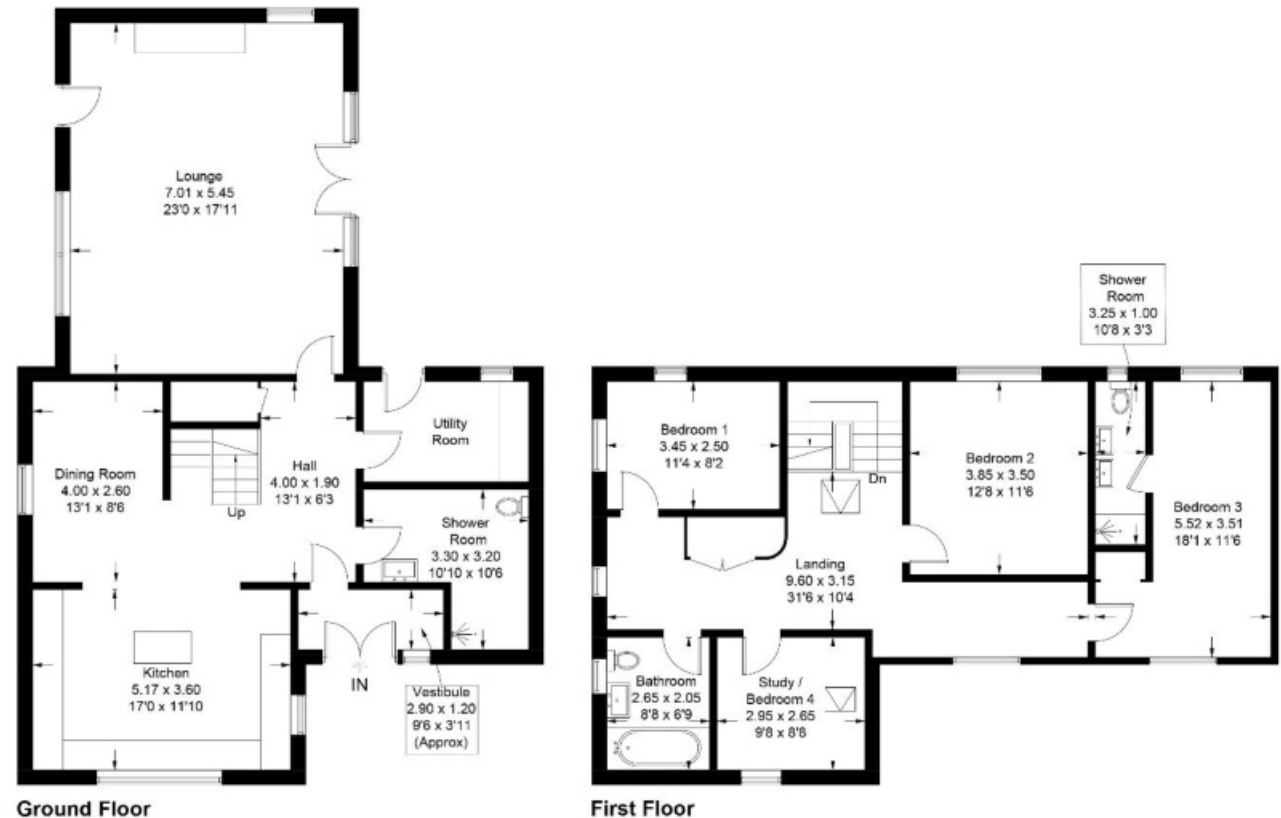


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### Situation

#### HIGHTAE

Hightsae through history is named as one of the Royal Four Towns. This comes with it some perks that are continued to this day such as fishing rights on a stretch of the River Annan. Hightsae is a picturesque hamlet with a real sense of community. The village has been the hub of meetings, entertainment and fayres. The village also boasts a very good Primary School. Hightsae is part of the Annandale Way which also gives excellent access to those that love the outdoors and its various activities in the area. The village also has a pop up pub and village council. The village has lovely open views to the east over open fields. There are limited local amenities, with a wider range of facilities available in the nearby towns of Lochmaben and Lockerbie, which are approximately 3 and 6 miles distant respectively.

#### 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 sea link in the UK and hosts sailing 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.

#### POWFOOT

Powfoot is a coastal village which lies on the shore of the Solway Firth. It is situated approximately 4 miles from the town of Annan. A local river runs through the village called the Pow water. This village is community orientated with public bowling green (Pavilion) and gardens in which local events take place and the Pavilion offers a book shop within. Powfoot retains a good amount of history throughout including when the tide is out a circular Victorian swimming pool. The village brings tourism year after year with hotels, golf course and caravan site with hospitality building.

#### 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 roads 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.

#### GRETTA

Gretta is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretta 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 Gretta Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretta 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

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.

#### KIRKPATRICK FLEMING

Kirkpatrick Fleming is a small popular village which has easy access to M74 north and south. It is 13 miles from Lockerbie, 7.2 miles from Annan and 4 miles from Gretna. The development is just a stone's throw away from a refurbished village pub. All around the area are tourist attractions from Bruce's Cave, beeches, discount retail outlet, outdoor activities and Gretna Green being the hub of the Wedding Trade.

### Thornhill

Castle Douglas is a lovely village with surrounding countryside and is 16 miles from Dumfries. The village has a good range of facilities, services and hospitality including clothes boutiques, butchers, small supermarkets, hotels, cafes one in which includes an art gallery and gift shop and pubs. The area has a number of places to view and if you are a fan of walking, cycling or fishing this area can cater for you. If you would like historic interest Dumfries Castle and Gardens is a great place of interest. It is on many occasions as well the drop back for agricultural shows and craft and food fairs. Thornhill is on a bus route and all services are from Dumfries which will take you to Glasgow in the north and Carlisle in the south.

### Castle Douglas

Castle Douglas is a bustling market town, designated as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. A popular tourist destination, the town has two supermarkets, a renowned livestock market, modern health centre, primary and secondary schools. There is a vibrant main street, King Street, which is home to numerous independent retailers including award winning butcher shops, gift shops and furnishings stores. Numerous cafes, restaurants and bars provide refreshment. There are regular farmer's markets, an annual agricultural show, The Stewartry Show, and various civic events throughout the year.

### 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, bridle ways and footpaths. There are varied sporting opportunities such as shooting as well as trout and salmon fishing in the regions numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southburness 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 Riponard 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 'Artist's 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, light fittings, blinds and curtains.

### Services

Main electricity, water and drainage.

Central heating is provided by an oil fired Grant Vortex Eco boiler, which is located in the garage and serves radiators throughout the property.

Domestic hot water is provided by the central heating boiler, supplemented by an electric immersion system fitted to an unvented and factory insulated hot water storage cylinder located in the garage.

### PCD

None

### Council Tax

None

### 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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Dumfries & Galloway, DG12 6AU  
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