

Annan

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**30 George Street,
Annan, DG12 5AP**

Guide Price £78,000



Centrally located property within a small walking distance of town centre. The property is in need of renovation and upgrading but offers excellent potential and could make an ideal home. Viewing of this property is highly recommended as you have to view to understand its complete potential. Would make an excellent investment property.



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Description
If you are looking for a project this could be a property for you.

This property offers great future potential and is in an ideal spot for everything you need on your doorstep.

Features

Renovation opportunity
Good-sized accommodation
Close to town centre

Access to train station and bus station
Close to a good range of facilities
Good access to A74 and A75 north and south

Accommodation
Interior

The ground floor comprises living room, dining room and kitchen.

The first floor comprises three bedrooms and bathroom.

Exterior

Grass area to side and drying space to rear.

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 and separate room thermostat.

Domestic hot water is provided by the central heating boiler, supplemented by an electric immersion system fitted to an insulate.

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.

GRETNNA

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. 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.

You are also not far at all from coastal villages and sandy beaches along the Solway Coast. If you are a lover of the outdoors there is plenty to do on your doorstep.

Fixtures and Fittings

Floor coverings, light fittings and blinds.

EPC

E

Council Tax

C

