

Annan

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The Dorran

Middlebie, Lockerbie, DG11 3JP

Guide Price £140,000



REDUCED PRICE - Situated on generous corner plot a two bedroom bungalow with countryside views and offers great potential.



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Guide Price £140,000

Description

Well positioned cottage on good-sized corner plot with lovely open outlook to countryside beyond. This rural property offers spacious accommodation and possible further scope for development. The property is close to the small hamlet of Middlebie which has lovely community spirit. Annan and Lockerbie are your closest towns for all local amenities, schools, commuter links including train stations. The property also is within easy distance of A74 north and south. Viewing of this property is a must to fully appreciate its location and its countryside location. This property offers great potential and has excellent scope for development.

Features

- Rural cottage with lovely open views
- Spacious accommodation
- Two double bedrooms
- Wrap around garden and outbuildings
- Project scope for upgrading and modernisation
- Good access to A74 north and south

NOTE:- This property is of non standard construction which may mean that lending may not be possible

Accommodation

The property comprises a conservatory, kitchen, living room, two bedrooms and bathroom.

Garden area surrounding property. Outbuildings.

Large garden to front mainly in grass with flower and shrub borders.



Situation 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.

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.

Thornhill

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 Drumlanrig 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 rail 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, bridal ways and footpaths. There are varied sporting opportunities such as shooting as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southernness 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 Kippford and Kirkcudbright 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 café and shop. In addition, Kirkcudbright is the local "Artists' 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.

Services

Mains electricity, water and septic tank drainage.

Central heating and domestic hot water are provided by an oil fired Warmflow boiler, which is located in the kitchen.

Items Included

All floor coverings, light fittings and blinds.

Location

Leave from B721 0.6 mi, about 1 min. At the roundabout take the first exit onto B721. At the roundabout take the third exit onto Scott's Street/B721. At the roundabout take the second exit onto Standalane. At the roundabout take the second exit onto Silverlaw. Turn right onto B722. Bear left. Turn right 2.3 mi, about 3 min. Turn left onto B722 about 0.1 mi, less than 1 min. At the roundabout take the second exit onto B722 toward Middlebie about 0.1 mi, less than 1 min. At the roundabout take the first exit onto B722 toward Middlebie. Then turn left for 0.9 mi, about 2 min. Keep straight on 0.6 mi, about 1 min. Turn right onto B725 0.2 mi, about 1 min.

Energy Performance Rating

E

Council Tax Band

A



Interested in this property?
Call 01461 202 866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
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Monday to Friday: 9.00am to 5.00pm

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Tranent,	Tel 01875 611211



The Dorrان, Middlebie

Approximate Gross Internal Area = 78.9 sq m / 849 sq ft

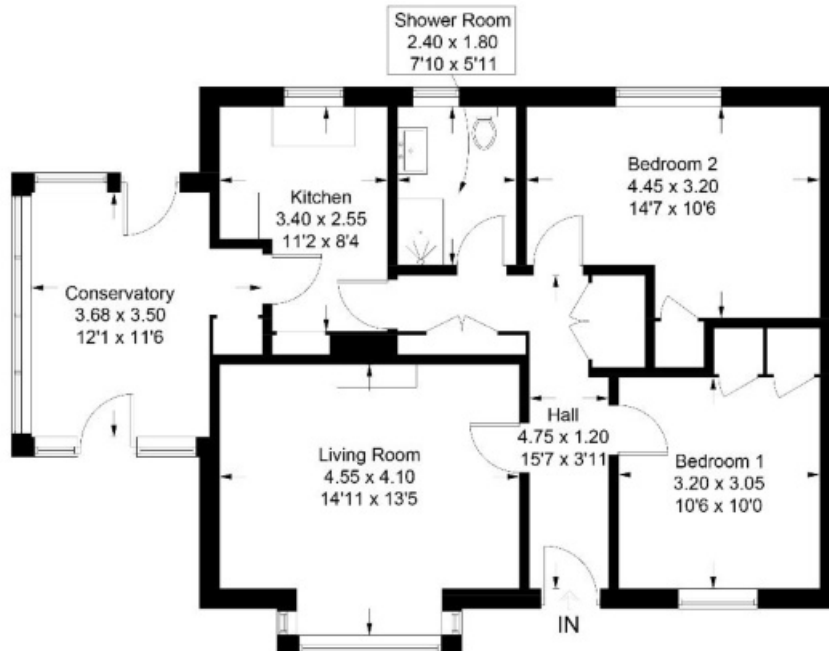


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265059)

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