

Annan

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**18 Howgill Brae  
Annan, DG12 6JL**



This property is in walk in condition, tastefully decorated and offers a great deal including updated features and good-sized accommodation. Located on a corner plot the property has enclosed and ease of maintenance garden. The property is a short drive from town centre and facilities including schools, local shops, larger retail, leisure facilities and train and rail stations. Viewing of this property is a must to fully appreciate.

## Features

Immaculate walk in condition  
Well maintained both inside and out  
Good-sized corner plot  
Ease of maintenance garden  
Ideal for first time buyers  
Good access to A74 & A75 north and south

## Accommodation

Accommodation comprises:-

Ground floor

Living room, kitchen/diner and storage.

First floor

Three bedrooms and bathroom.

Outside

To the rear is a garden area with lovely paved seating area. Chipped areas with flower and shrub borders. Grass area to the side.

### 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 local 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.

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 and gardens in which local events take place and retains a good amount of history throughout. The village brings tourism year after year with hotel, caravan and glamping site and golf course. Powfoot gives you access to beach walks and lovely picturesque scenes over the Solway Firth to the Cumbrian Hills beyond.

GRETNA

Gretta 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 main street 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 like 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 walled garden 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 stayed 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

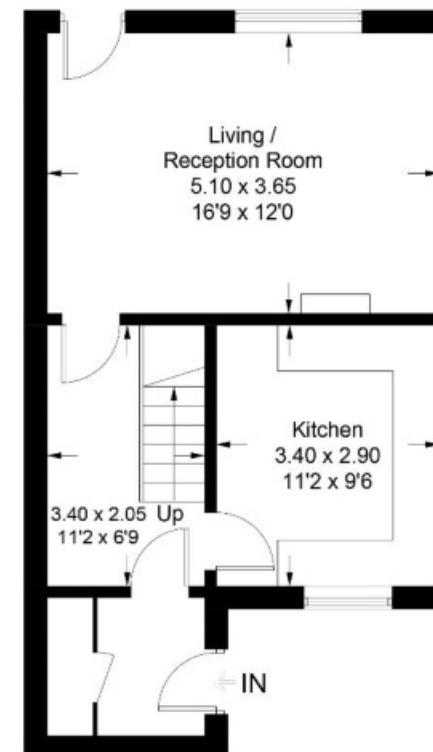
Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

LOCKERBIE

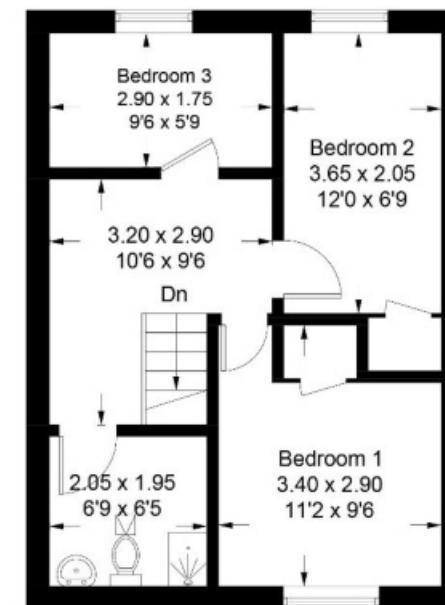
Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, 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.

## 18 Howgill Brae, Annan

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276066)

### 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 Solway Firth is a major attraction for bird-watching and general outdoor activities. The Solway coast is very popular with anglers and is a well-known area for shooting as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southcraigs 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 owns the Galloway Forest Park, which is a great place to explore and enjoy the natural beauty of the area. There are also several visitor centres and art galleries with an excellent cafe 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.

### Fixtures and Fittings

All floor coverings, light fittings and blinds.

### Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Gloworm Easi-Heat boiler, which is located in the entrance vestibule cupboard and serves radiators throughout the property.

### EPC

C

### Council Tax

B

### 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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