**Annan**
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# 31 Highfields Road
# Annan, DG12 5LQ













Ideal for those trying to get on the property ladder. This two bedroom semi-detached home in popular and sought after area. This property benefits from being well maintained both inside and out and benefits from driveway and garden. The property is within a short distance of town centre for all local amenities, commuter links and leisure facilities. The property is located within easy distance of River Annan for outdoor walks and activities and the Everholm sports grounds. Access to A75 & A74 north and south for travel. This is a property you must view as you can move straight in.

Features
Immaculate walk in condition
Recently upgraded Wren kitchen and bedroom furniture
Recently installed boiler and decorated throughout
Easy distance of town centre and local facilities
Driveway and garden
Ideal for first time buyer

## Accommodation

Interior

Ground floor:-

Living room and kitchen.

First Floor

Bathroom and two bedrooms. Hatch to fully boarded and insulated loft space with loft ladder.

Exterior

Flagged driveway. Small grass area to front with tree. Paved path to front door.

Grass area to back with decked seating area. Fully insulated study/office with power and light. Outside tap and electricity socket.

# 31 Highfields, Annan

Approximate Gross Internal Area = 52.2 sq m / 562 sq ft

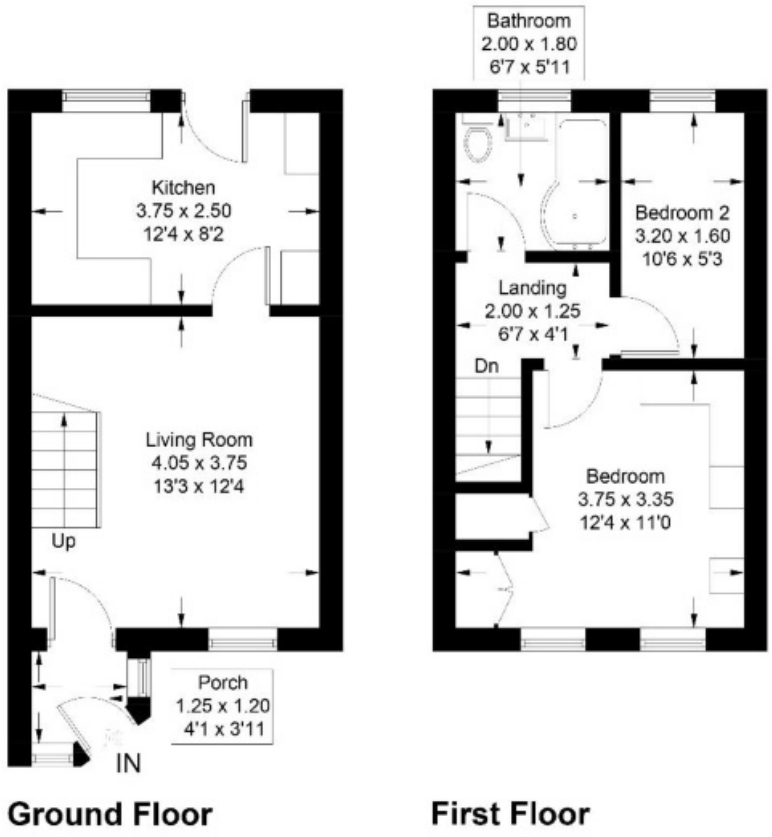



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344300)

**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.

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

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.

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 Southerness 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.

**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 Worcester Greenstar boiler, which is located in the kitchen and serves wall mounted radiators throughout the property, with the exception of the kitchen. It is understood that the boiler remains under warranty.

Domestic hot water is provided by the central heating boiler, on demand. As the boiler is of a combi design, no additional water storage tanks are required in the property.

**EPC**
C

**Council Tax**
C

**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.

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**Interested in this property?**

## Annan
## Call 01461 202 866/867

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