



1 Hare's Den, Annan

Guide Price £90,000

Measurements:

- Living Room: 13'01" x 12'07"
Kitchen: 12'05" x 8'01"
WC: 6'08" x 4'10"
Bathroom: 8'01" x 5'05"
Bedroom 1: 13'01" x 7'06"
Bedroom 2: 12'04" x 9'06"

Viewings

Strictly by appointment with
Selling agent.

Home Report

Please request a copy

Postcode	DG12 6FE
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Mains
Heating	Gas
Council Tax	Band B
EPC	C
Internal Area	64 Sq.m

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



This sketch is not to scale and is intended for illustrative purposes only.

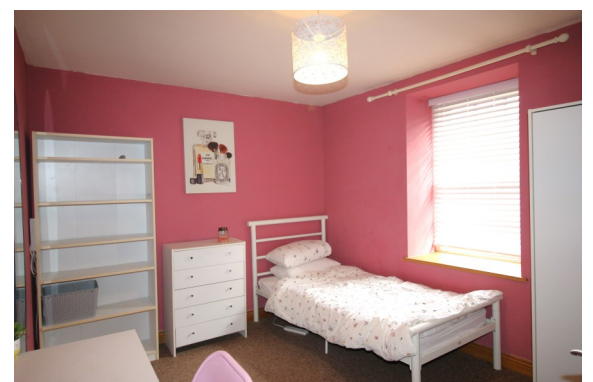
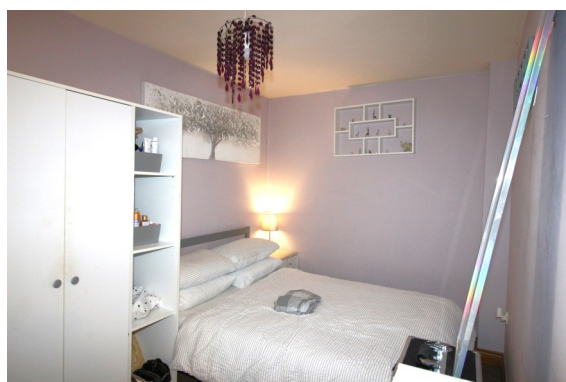
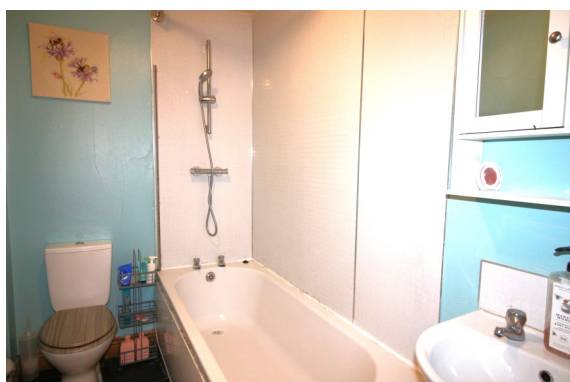
Property Description

We are pleased to present this terraced dwellinghouse to the market for sale. The property is conveniently situated just off the High Street in the town centre.

Annan's historic town centre is lined with red sandstone buildings, traditional shops, and a handful of inviting pubs and cafés. The high street offers an unhurried browsing experience, and many of the buildings reflect the town's Victorian heritage. It's also home to several independent retailers and weekly markets that keep the town's spirit alive. Annan is easily reached by train on the Glasgow–Carlisle line, with direct services from both cities. By road, it lies just off the A75, making it convenient for drivers travelling through Dumfries and Galloway or to and from the M6.

Enter the property into the hall with convenient wc, access to the fitted kitchen with base and wall units, electric oven and hob and space for appliances. The living room has a cupboard under the stairs. Upstairs there is a convenient cupboard, bathroom with shower over the bath and two double bedrooms. Access to the attic space is from the upper hall..

Viewing is highly recommended.



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Terraced dwellinghouse
Guide Price £90,000

**McJerrrow
& Stevenson**