

Annan

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45 Lady Street,
Annan, DG12 5DA

Offers Over £95,000



Attractive traditional sandstone property in prime location close to town centre. The property offers spacious accommodation and has been well maintained both inside and out. The property is close to shops, hospitality, leisure facilities and commuter links. You must view this property to fully appreciate all it has to offer. Ideal for a first time buyer or investor.



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Accommodation

Accommodation comprises living room, kitchen/diner, storage and bedroom on the ground floor.

On the first floor is a bedroom with walk in wardrobe, storage and bathroom.

Features

- Close to Town Centre and facilities
- Spacious accommodation
- Well maintained both inside and out
- Gas central heating
- Good access to commuter routes north and south
- Ideal first time buyer or investment purchaser



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.

GREटना

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.

Services

Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Pottetton Promax boiler, which is located in the landing cupboard and serves wall mounted radiators throughout the property. The heating would appear to be controlled by a central programmer, room thermostat and individual thermostatic valves fitted to radiators.

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.

Items Included

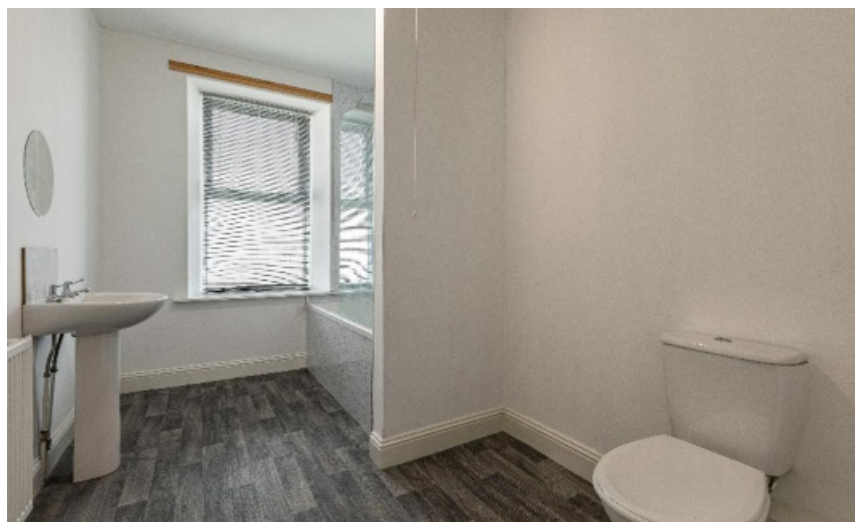
All floor coverings, light fittings and blinds.

Council tax band

B

Energy Performance Rating

C



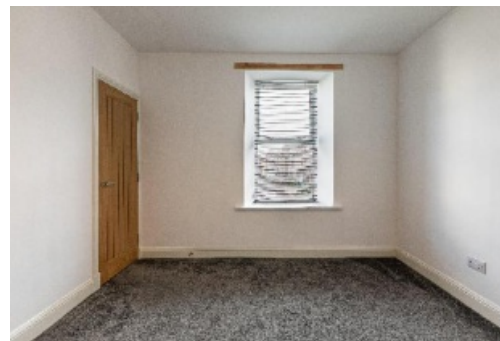
Interested in this property?
Call 01461 202 866/867

27 Bank Street, Annan,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

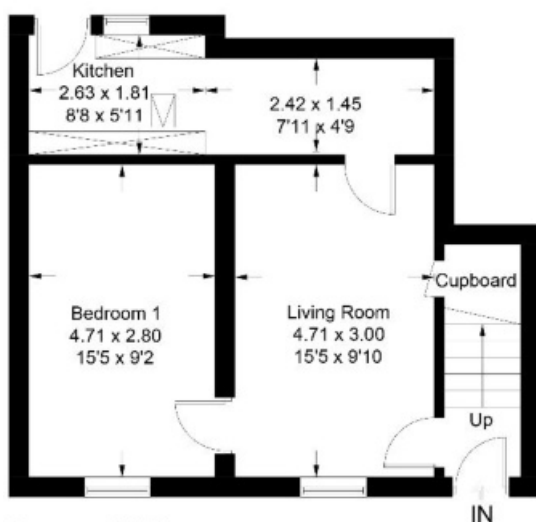
Also At:

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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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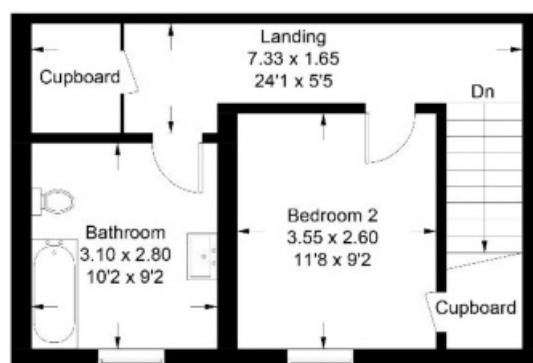


45 Lady Street, Annan

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331932)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.