

Annan

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**Bayview,
Cummertrees, DG12 5QD**



Fantastic self build that has been built to a very high specification and is tastefully decorated and in immaculate condition. It also has the benefit of an additional first floor bright living area commanding lovely open outlook. The property has a nice flow and offers super, excellent sized accommodation throughout. Situated in the quiet village of Cummertrees it is a short drive for local amenities and gives access to lovely woodland and coastal walks for those that like the outdoors. This property must be viewed to appreciate its location and deceptive size.

Features

- Immaculate walk in condition
- Lovely open countryside to front and coastal views
- Simply spacious accommodation
- Built to high specification
- Within distance of a wide range of facilities
- Fantastic Velux to balcony window

Accommodation

Interior

Ground floor

Living room, open plan kitchen and dining areas, utility room, integral garage, storage, three bedrooms (two with en-suite) and family bathroom.

First floor

Open plan living area, two bedrooms both with en-suites.

Exterior

Large L-shaped shed to rear. Grass area. Lovely decked area. Driveway to side and attractive front garden area.

Bayview, Cummertrees

Approximate Gross Internal Area = 289.2 sq m / 3113 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333998)

Situation
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.

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.

GRETNNA

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.

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.

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 Drumming 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 Stewarty Show, and various civic events throughout the year.

GENERAL 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 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 covering, light fittings and blinds.

Services

Mains electricity, water and septic tank drainage.

Solar panels

Central heating is provided by an oil fired Worcester Greenstar Camray boiler, which is located in the garage 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, supplemented by an electric immersion system fitted to an unvented and factory insulated hot water storage cylinder located in the rear bedroom cupboard.

EPC

Council Tax

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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