Annan
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Dippers,
Dalton, Lockerbie, DG11 1DG













Rural property surrounded by countryside views in peaceful location. The property is incredibly spacious and bright and gives an excellent versatile and modern living space with feature central fireplace. The property is a short drive from Lockerbie or Annan for all local amenities, commuter links and leisure facilities. This is a property that would be ideal for those that like the outdoors with so much to do in the surrounding area. This property is a must see.

Features

Countryside location with lovely open views
Walk in condition modern interior home
Spacious accommodation
Private enclosed garden, garage and driveway
Short drive to local amenities
Feature central fireplace with burner

Accommodation

Interior

The ground floor layout consists of an entrance hall, toilet, open plan lounge and kitchen/diner and two bedrooms.

On the first floor, there is a landing, two bedrooms and shower room incorporating WC.

Garage

Double garage with wooden doors.

Exterior

Lovely enclosed garden with countryside views. Mainly in grass with hard standing patio area. Summerhouse.

The Dippers, Dalton

Approximate Gross Internal Area = 168.8 sq m / 1817 sq ft

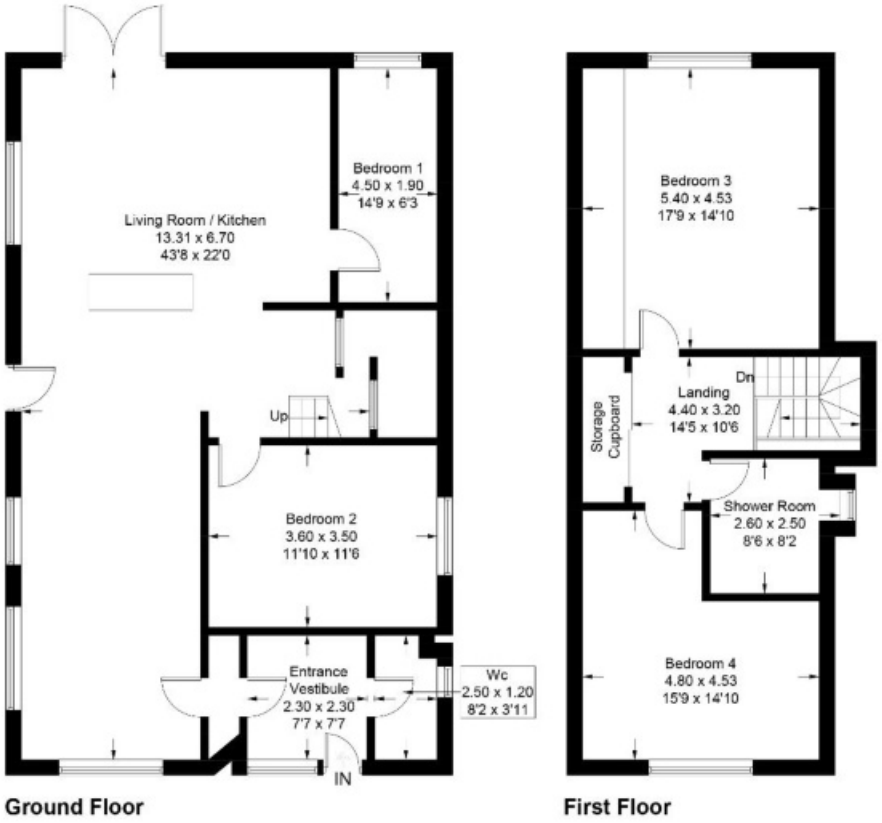


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Situation
LOCKERBIE

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.

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.

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.

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 (Pavilion) and gardens in which local events take place and the Pavilion offers a book shop within. Powfoot retains a good amount of history throughout including when the tide is out a circular Victorian swimming pool. The village brings tourism year after year with hotel, golf course and caravan site with hospitality building.

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.

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 electricity and water. Septic tank drainage.

Heating and hot water in the property are provided by a full oil-fired system, served by an external combination condensing boiler. Hot water is supplied directly from the main heating system. Radiators are installed as part of the heating provision.

The boiler is newly installed and comes with full guarantee.

EPC
D

Council Tax
F

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
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