Annan
Call 01461 202 866/867

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS
WWW.CULLENKILSHAW.COM



58 Shawhill Road
Annan, DG12 6JX

Offers Over £100,000



Excellent three bedroom property in good residential area within easy distance of town centre. The property is close to Primary School and leisure facility. The property is in need of some upgrading and modernisation but offers the space and added extra bathroom and lovely long garden and driveway. This would be a superb buy for those that are looking to put their own stamp on a property and it gives a whole lot of potential.



58 Shawhill Road

Annan, DG12 6JX

Offers Over £100,000





Description
Viewing is recommended for this ideal three bedroom spacious mid-terraced house in popular residential area that is within walking distance of town centre for all local amenities, Primary and Secondary schools and commuter links. The property does need some upgrading and modernisation. The River Annan and sporting Everholm is not far away for river walks and leisure facilities. The property has good space and gives excellent potential to add your own stamp. The garden is ease of maintenance with garden shed and summerhouse. The property also benefits from off street parking. This property could suit a family or anyone trying to get on the property ladder.

Accommodation
Ground floor:-

Living room and kitchen/diner

First floor

Three bedrooms (one with en-suite), storage and bathroom.

Outside

Driveway to front

Shed and summerhouse in back garden.

Features
Spacious property
Easy distance of Town Centre
Driveway for off road parking
Ease of maintenance garden, shed and summerhouse
In need of modernisation and upgrading
Ideal for fist time buyers or investment

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.

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.

Services
Mains gas, electricity, water and drainage.

The property is heated by a gas-fired system, with a back boiler providing central heating via radiators. Hot water is supplied from the main system,
with a hot water tank located in the roof space.

Items Included
All floor coverings, light fittings and blinds.

Council tax band
B

Energy Performance Rating
E









CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM







Interested in this property?
Call 01461 202 866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
Email: Annan@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

58 Shawhill Road, Annan

Approximate Gross Internal Area = 96.38 sq m / 1037 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346466)

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.