

9 Annan Road

EASTRIGGS, ANNAN, DG12 6NJ



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent two-bed Semi-detached cottage, Great accommodation, Set in the charming village of Eastriggs near Annan



We are delighted to offer to the market this charming 2-bed semi-detached cottage, set in the popular village of Eastriggs near Annan and Dumfries. The property is nestled within well-established gardens and the property offers tremendous value for any prospective purchaser. Given the one-level bungalow style layout, it offers excellent potential for anyone seeking a property all on one level. Rarely do properties with such charm, appeal and opportunity come to the market.

THE LOUNGE



The accommodation comprises a spacious lounge with a large window flooding the room with light. The room affords many options for furniture configurations and the living flame gas fire is perfect for cosy nights by the fire.

THE KITCHEN/DINER



The large kitchen/diner is bright and welcoming, featuring a good range of wooden units with an electric oven and gas hob, along with ample space for a free-standing washing machine and fridge freezer. The dining area easily accommodates a family-sized dining table, making it the perfect place for a chef to serve up a marvellous meal. (Appliances – and furniture throughout the property – may be available by separate negotiation.) The French doors lead out beautifully to the large back garden and sun patio area.





The shower room is fresh and bright with a white toilet and sink along with an easy access electric shower enclosure. There are two good-sized bedrooms in this home, both are doubles with ample space for free-standing furniture. The house is kept warm and comfortable via double glazing and recently installed gas central heating.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



The rear garden is a great size and filled with the relaxing sound of birdsong, it's idyllic. The shared driveway offers access to off-street parking for at least two cars and potentially more depending on how the garden is used.

The property has been in the same family for some years which points to its enduring appeal as a great place to live. New owners may decide to give the property a light upgrade in terms of decoration but it's evident this will make a great place to call home. The house is ideal for a small family, a couple or a single occupant, or even a 'canny' buy-to-let investor looking for an investment opportunity. Given the delightful and ever-rarer village location, this is a first-class holiday let business opportunity (subject to any necessary planning requirements) or bolt-hole staycation home. Early viewing is advised for this little piece of heaven.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



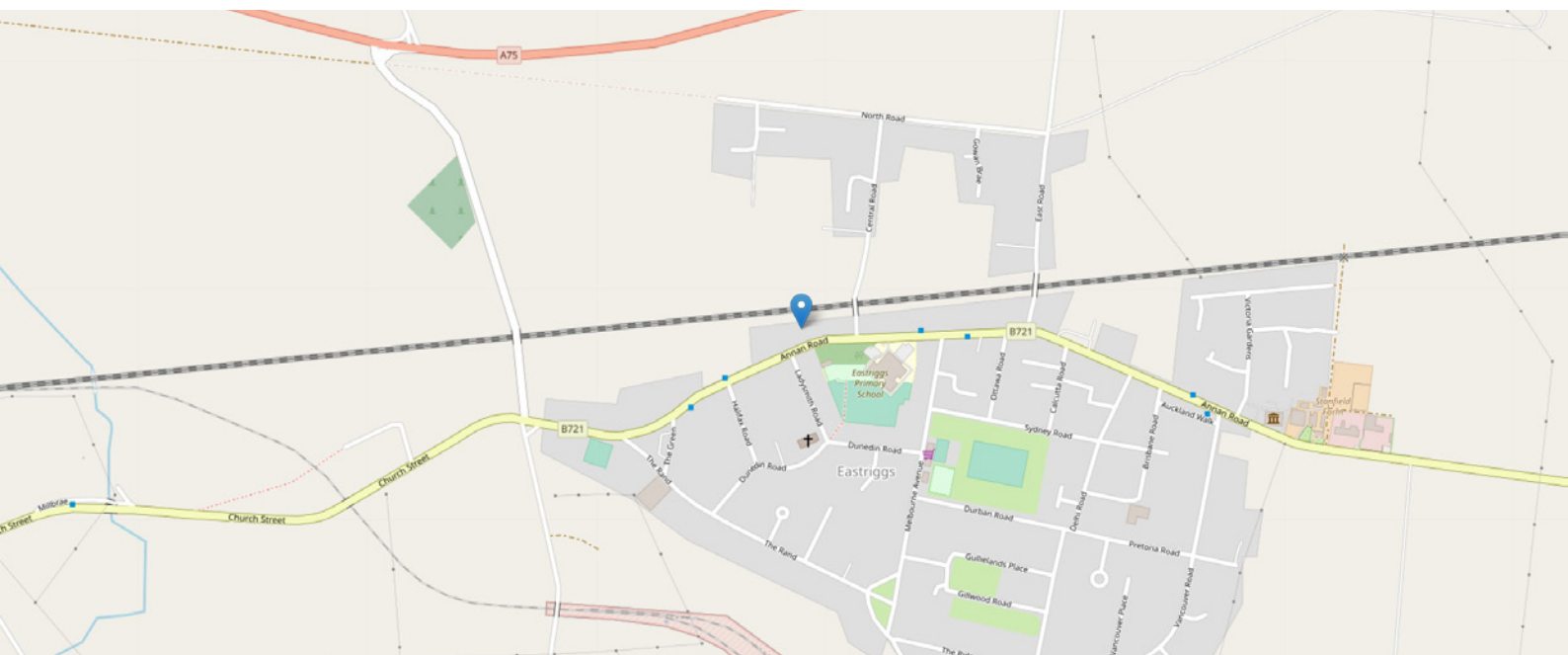
Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen/Diner	5.10m (16'9") x 3.30m (10'10")
Shower Room	3.30m (10'10") x 2.00m (6'7")
Bedroom 1	4.80m (15'9") x 2.40m (7'10")
Bedroom 2	3.70m (12'2") x 3.10m (10'2")

Gross internal floor area (m²): 79m²
EPC Rating: D

Buyer's Premium Value: £1500.00

Extras (Included in the sale): Freestanding appliances are available by separate negotiation.



THE LOCATION

For those who love a slower more peaceful pace of life, the charming village of Eastriggs, Annan is quite simply a great place to live. Set amid beautiful natural scenery and close to the Solway Firth the property is located approximately 3 miles from the town of Annan, 7 miles from Gretna, 19 miles from Dumfries and only 17 Miles from Carlisle. The peace in this area of the country is almost tangible. There is a primary school within the village itself and good schools and amenities within easy reach, making this area a very popular place to call home.



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