

**Annan**

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**98 Union Road,**  
Gretna, DG16 5JT

**Offers Over £210,000**



Do not miss out on this detached three bedroom bungalow situated on corner plot in popular sought after area. The property offers good-sized accommodation and has been well maintained both inside and out. A short walking distance to the town centre for local amenities and also Caledonia Park shopping outlet. You have excellent commuter access north and south for work leisure and travel. Viewing is highly recommended.





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## Accommodation

### Interior

Living room, kitchen, utility area, dining room, three bedrooms and bathroom.

Integral garage

Exterior

Driveway to front and side.

To the front a grass area with flower and shrub borders.

The rear is mainly chipped with grass area. Corner summer house and garden shed.

## Features

Well maintained both inside and out  
Within walking distance of town centre  
Popular but quiet residential area  
Parking driveways to front and side  
Excellent access for commuting north and south  
Spacious accommodation





## **Situation** **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.

## **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.

## **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.

## **Items Included**

All floor coverings, light fitting, curtains and blinds.

All white good will be included in the sale although no warranty is given as to working order.

## **Services**

Mains gas, electricity, water and drainage

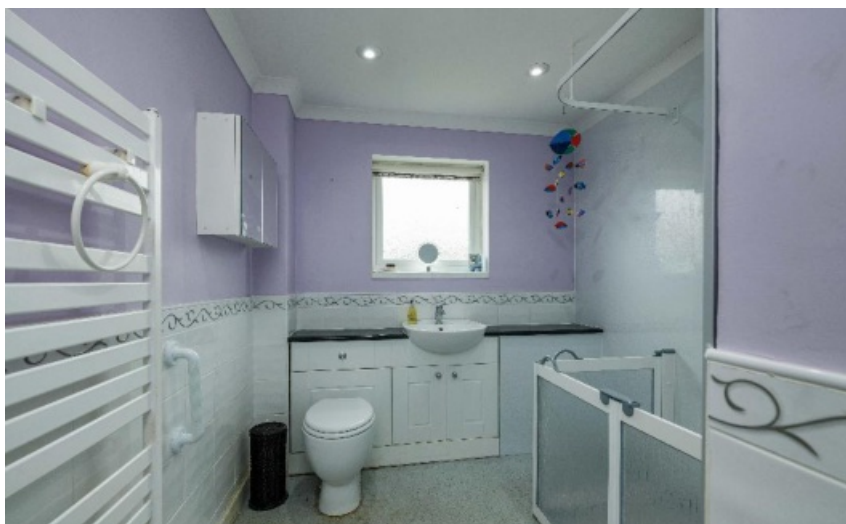
Gas central heating

## **Council tax band**

E

## **Energy Performance Rating**

D



**Interested in this property?**  
**Call 01461 202**  
**866/867**

27 Bank Street, Annan,  
Dumfries & Galloway, DG12 6AU  
Phone: 01461 202 866/867  
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Monday to Friday: 9.00am to 5.00pm

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Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



## 98 Union Road, Gretna

Approximate Gross Internal Area (Including Garage) = 117.4 sq m / 1264 sq ft

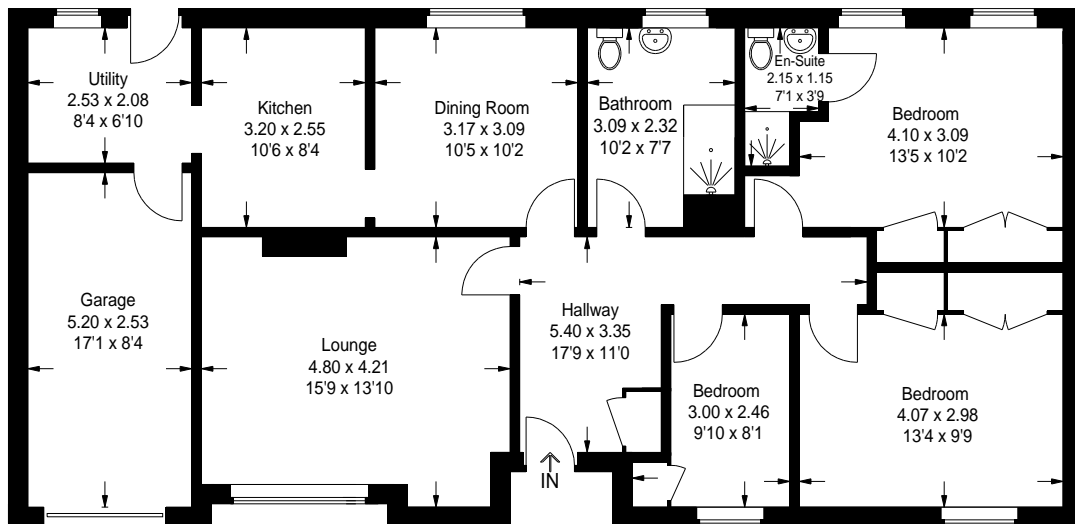


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