

Annan

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**Ramree,
Ruthwell, DG1 4NU**



Immaculate, bright and spacious three double bedroom detached purpose built bungalow set in semi- rural location with lovely countryside views. The property has been upgraded to a very high standard both inside and out, has development potential and has south facing patio area to side. The property is a short drive to local amenities and A75 north and south.

The property offers potential scope for extension and planning permission had been granted although now expired. With the garden space an extension could be added as well as you could extend up into the roof space.

Accommodation

This bungalow comprises lounge, kitchen/diner, three bedrooms (one with en-suite) and bathroom.

Outside

Wrap around garden mainly in grass with paved patio area to side.

Driveway

Facilities

With its location there is the possibility of equestrian facilities close by.

Features

- Situated amongst rolling countryside
- Multi fuel stove
- South facing patio area to side and wrap around garden
- Immaculate, bright and airy and tastefully decorated
- Three double bedrooms
- Potential for development

Ramree, Ruthwell

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft

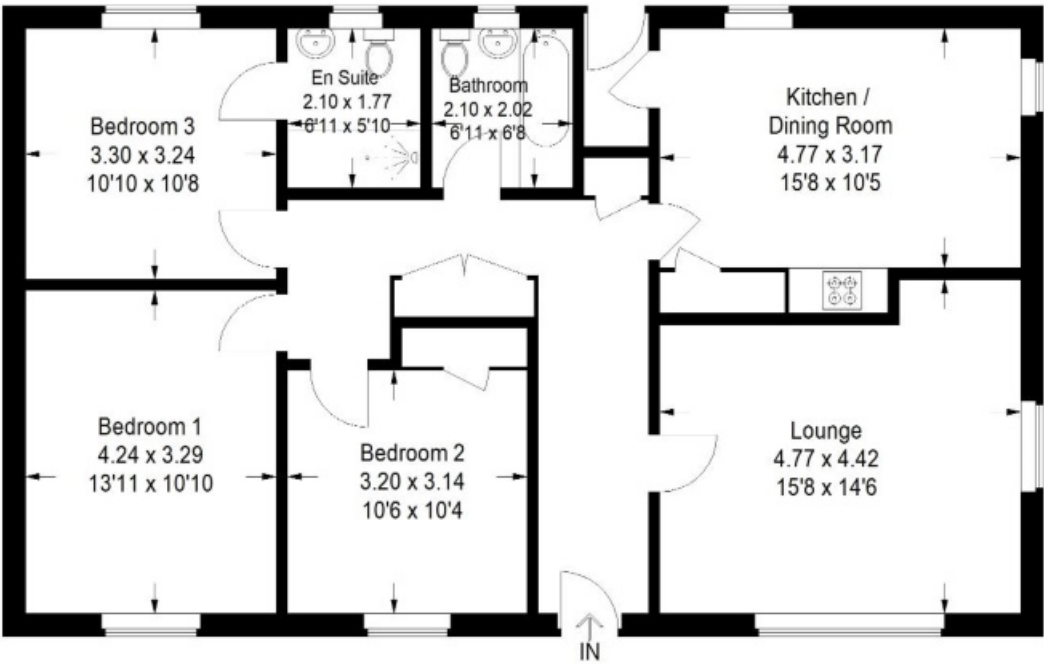


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1071488)

Situation
RUTHWELL

Ruthwell is a small hamlet and it is situated in surrounding countryside close to Solway Firth. It sits between the towns of Annan and Dumfries. Ruthwell is steeped in history, as the Ruthwell Cross is a very important sculpture and is an important survival symbol of Anglo-Saxon Britain. Ruthwell is a short distance from the Brow Well, which has associations with Robert Burns and its healing waters. Close to the Solway Firth there are plenty of coastal and rural walks close by Caerlaverock Nature reserve is just on the doorstep. Ruthwell is also known as having the world's first savings bank (1810).

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.

Fixtures and Fittings

- All floor coverings, light fitting, blinds and curtains.
- Washing machine in hall cupboard and fridge freezer in kitchen.
- (Any white goods included in the sale - no warranty will be given as to working order).

Services
Mains electricity, water and septic tank drainage.

- Gas tank.
- Space heating is provided by a wall mounted 'Worcester' boiler located within the hall cupboard. This serves radiators in the main apartments and, where appropriate, these have been fitted with individual thermostatic control valves. There is a pre-insulated hot water storage tank within the attic roof void. There are two solar water heating panels on the roof.

EPC
E

Council Tax
D

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.

Interested in this property?

Annan

Call 01461 202

866/867

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