

## THE ACORNS

NORTH STREET, BRYDEKIRK, ANNAN









# THE ACORNS, NORTH STREET, BRYDEKIRK, ANNAN

A well-presented detached, riverside bungalow.

Annan 9 miles ■ Dumfries 15 miles  
Carlisle 20 miles ■ Edinburgh 84 miles

Offers Over £350,000

- 3 reception rooms. 3/4 bedrooms
- Detached bungalow
- River views
- Edge of village location
- Double garage
- Off road parking

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





### SITUATION

The quiet village of Brydekirk has a primary school and a strong sense of community. Secondary schooling can be found in Annan (3 miles). Annan is the third largest town in Dumfries and Galloway and provides a variety of shops and services including: library, museums, athletic and sporting clubs, a community hospital, harbour and waterfront, and seasonal events such as the annual Riding of the Marches.

Dumfries is the principal town for the district and offers a broad variety of facilities including primary, secondary schools and University Campus. There are a wide range of health services at Dumfries and Galloway Royal Infirmary, and leisure facilities at the Dumfries Ice Bowl Skating Rink, and DG One Leisure centre which also has a theatre and cultural events. In addition there are a wide range of shops, supermarkets and retail outlets.

The area provides a vast range of opportunities for the outdoor sporting enthusiast with the ability to take shooting locally, fishing on the Rivers Nith, Annan or Border Esk, sailing on Castle Loch at Lochmaben with Annandale Sailing Club, and wild fowling on the Solway Firth. For golfing enthusiasts there are local golf courses including Powfoot, known as "one of golf's best kept secrets", Lochmaben, Dumfries, and the well-known link golf course of Southernness on the Solway Coast. Surrounding villages of Dalton, Kirkpatrick Fleming, Kirtlebridge, Eaglesfield and Ecclefechan have facilities for the walker and cyclist and have many places of both historical and literary interest.

The property has excellent communication links with the nearby M6/M74 motorway links both north and south. There are railway stations in Lockerbie (9 miles) with links to Edinburgh and London, and in Dumfries servicing the west coast routes including Glasgow. The international airport, Glasgow, Edinburgh, and Newcastle are all reachable within one and a half hours.

### DESCRIPTION

The Acorns is a delightful and well-presented detached bungalow which overlooks the river Annan. The living room is perfect for receiving and entertaining guests, with French door opening to a wraparound balcony which overlooks the garden and river. The well-appointed breakfast kitchen also has direct access to the balcony providing the opportunity to dine outside while appreciating the peaceful surroundings. In the colder months the conservatory is perfect for enjoying the outside from the comfort of the indoors. The master bedrooms is a tranquil space with dressing area and en-suite bathroom. There are two further double bedrooms and the fourth bedroom is currently used as a dining room which is ideal for larger family gatherings.

### ACCOMMODATION

**Ground Floor:** Living room, kitchen, family bathroom, 3/4 bedrooms, conservatory, utility room and integral garage.

### GARDEN

The garden extends down to the river bank and to the sides there are mature trees, shrubbery, flower beds and lawned areas. There is a greenhouse and gazebo to the rear and with a little TLC areas of the garden could be opened up to create more useable spaces.







**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Acorns	Mains	Mains	Mains	Freehold	Oil fired	Band G	Band D

**POST CODE**

DG12 5LT

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: doctor.butterfly.donates

**SOLICITORS**

Austin Lafferty

**LOCAL AUTHORITY**

Dumfries and Galloway Council

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

**Approximate Gross Internal Area**  
2497 sq ft - 232 sq m

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

GROUND FLOOR

Conservatory  
9'10 x 5'8  
3.00 x 1.73m

WC

Utility

Kitchen  
12'7 x 12'6  
3.83 x 3.80m

Living Room  
24'3 x 16'9  
7.40 x 5.10m

Bathroom  
12'6 x 7'10  
3.80 x 2.39m

Bedroom 2  
12'9 x 12'6  
3.88 x 3.80m

En-suite  
8'9 x 5'7  
2.67 x 1.70m

Master Bedroom  
13'5 x 12'6  
4.10 x 3.80m

Dressing Area  
13'5 x 7'10  
4.10 x 2.40m

Bedroom 3  
11'6 x 9'10  
3.50 x 3.00m

Bedroom 4/Dining Room  
13'11 x 13'5  
4.24 x 4.10m

Garage  
19'4 x 18'8  
5.90 x 5.69m

W

C

C

Produced by Potterplans Ltd.

## GROUND FLOOR

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

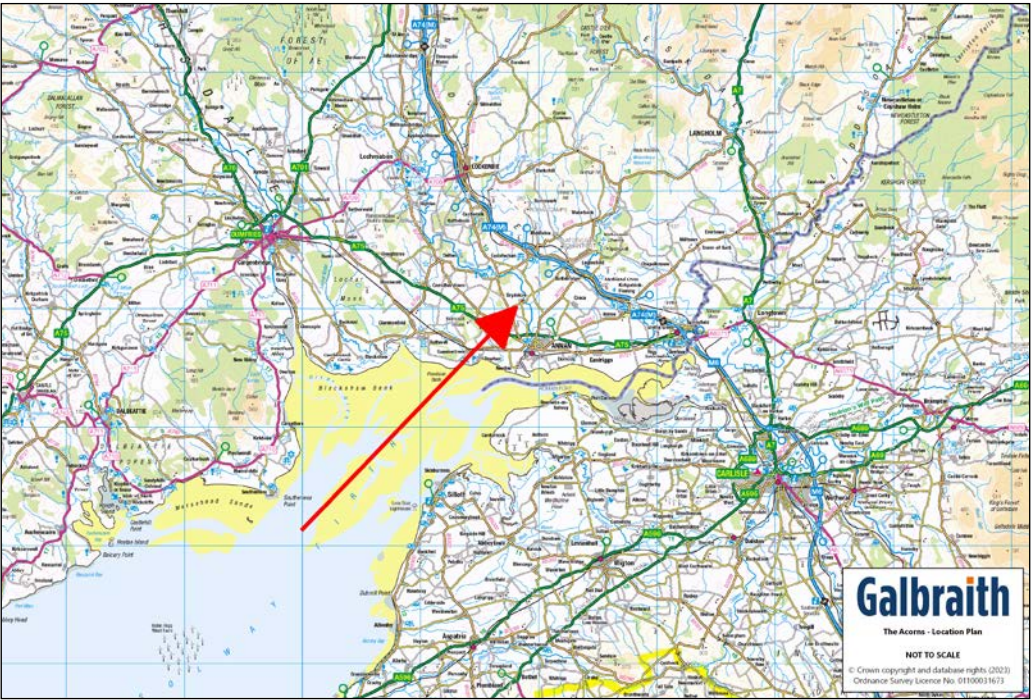
## IMPORTANT NOTES

These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7 Photographs taken in April 2023

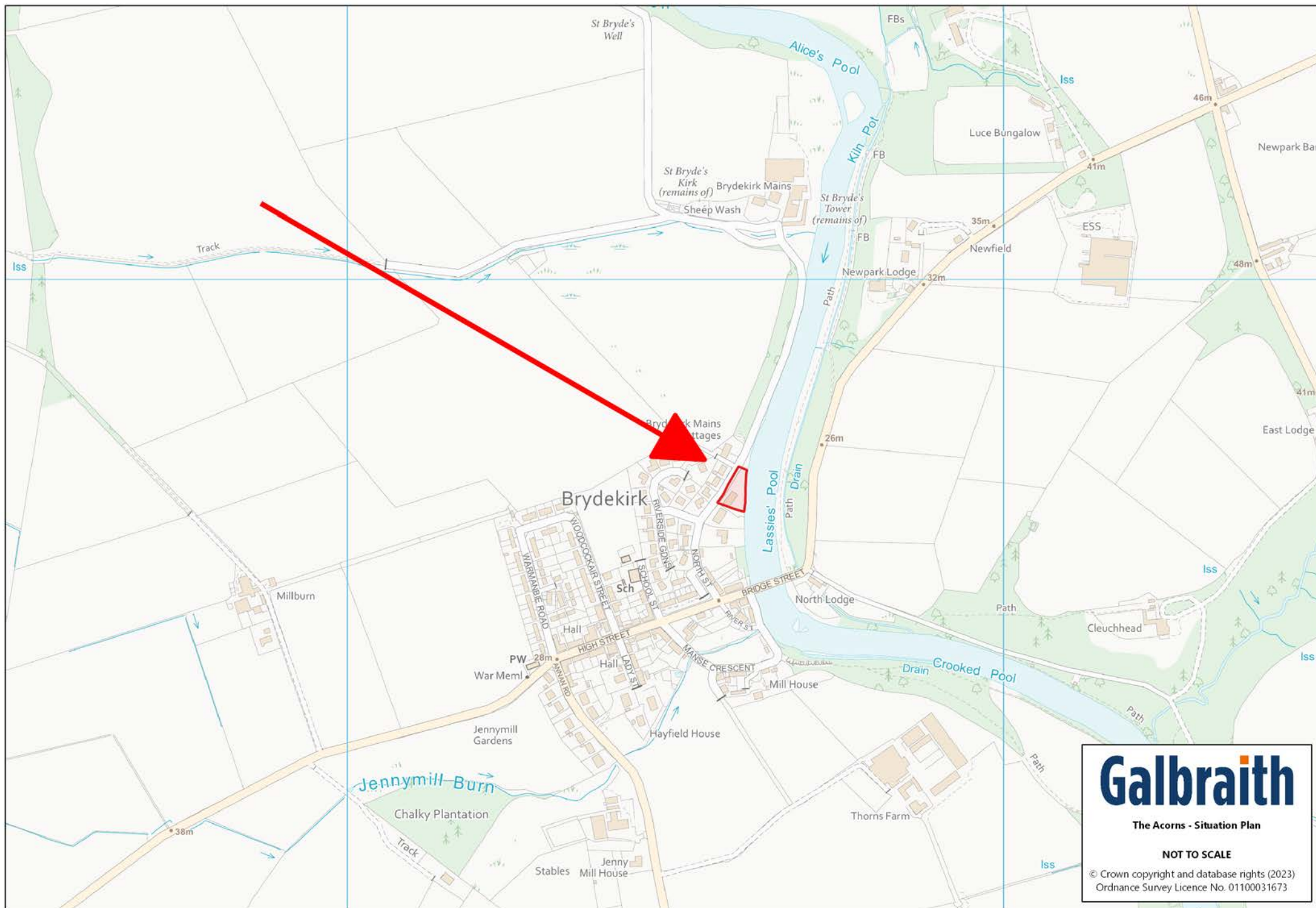












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The Acorns - Situation Plan

NOT TO SCALE

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