



9

LADY
STREET

BRYDEKIRK,
ANNAN, DG12 5LZ



AREA

BRYDEKIRK

ANNAN, DG12 5LZ

Brydekirk is a village in Dumfries and Galloway, Scotland located approximately 2.5 miles north of Annan. The village sits adjacent to the River Annan.

The village is made up of a small collection of homes and Brydekirk Primary School. The nearest Secondary School is Annan Academy which is less than 3 miles away approximately the same distance as Annan train station with Lockerbie station around 8 miles from the property.

Located within close proximity to the M74 motorway Brydekirk offers easy access to Glasgow, Edinburgh, Carlisle and is only approximately one hour to the Lake District. Local amenities can be found in neighbouring areas Annan and Lockerbie, both offering numerous shops, supermarkets, bars and restaurants with several reputable primary and secondary schools. The area offers many outdoor activities including beautiful riverside walks, excellent mountain biking, fishing and equestrian pursuits.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and beaches, and the diversity of sporting, fishing, and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes, as well as the Seven Stanes mountain bike routes, including Dalbeattie Forest and the Galloway Forest Park. The Galloway Forest Park, well known for its beauty and tranquillity, is also recognised as Britain's First Dark Sky Park, and a unique Observatory provides astronomers phenomenal views of the stars.





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Let us introduce to the market this one of a kind property on this private street, set within this picturesque and tranquil village. This family home is presented to the market in immaculate condition throughout and offers flexible living throughout all of the spacious apartments.

This detached family home was built approximately 30 years ago by the current owners and has been a wonderful family home which has been beautifully maintained and upgraded lovingly. Upon viewing you will be in awe of the presence of the house, from every angle the building is stunning! Internally this property is a beautiful marriage of modern and traditional design with the highest quality of flooring, window dressings and soft furnishings. The clients are also offering to sell this home furnished to the right buyer.

There are two main entrances, one to the front and the other to the side of the property both with glass doors into the main hallway which is neutral in decor with carpet. The modern dining kitchen is very sleek in design with integrated appliances including both electric and gas hob. Beautifully designed, this kitchen offers ample storage and workspace. Boasting underfloor heating there is also space for dining table and chairs for six diners. From the kitchen, there is a utility room with additional storage and space for white goods. The kitchen has access to the boiler room with exit to back garden. There is a family room to the front of the property with modern fireplace and its own small sunroom.



THE KITCHEN



Through to the large formal lounge which has beautiful traditional features like the fireplace, ceiling rose and dado rail. With two large windows, the natural light really accentuates the grand dimensions, newly fitted luxurious carpet underfoot.

From the lounge, there is a sunroom with many windows and patio doors with pitched wooden ceiling, an ideal spot for your morning coffee taking in the rear gardens.

The dining room in this property is a grand space with patio doors to the gardens. You can't help envisage the family celebrations which could be held in this room. With traditional features and carpet inset into wooden flooring, this area is able to take a range of furniture configurations.

Also on the ground level, there is a large single bedroom with storage, currently being used as an office. In addition, there is a spacious downstairs bathroom for your convenience.



THE LOUNGE, SUNROOM & DINER





THE FAMILY ROOM



Upstairs comprises of 4 generous double bedrooms, all with a range of fitted furniture. The master bedroom has a spacious en-suite with an electric shower. Bedroom two boasts patio doors out to its own balcony. All of the bedrooms are neutral in decor with carpet underfoot and are fit for a range of furniture configurations. The family bathroom is five-piece with a Jacuzzi bath and mains fed shower. Throughout this home offers generous storage also with loft facility.

The quality of finish and design is evident in every room in this house which flows beautifully and would be easily adaptable for any family. Care has also been paid with the gas hob in the rare event of a power cut and emergency light in the kitchen. Safety glass is also present throughout where applicable.

Externally this property offers double entrance driveway, double garage and storage in the shed to rear. The wrap around landscaped gardens are spacious with areas for dining and lounging whilst being low maintenance. There is also a purpose-built dog house and run for those with animals. This could be converted for your own purpose if required.

This home is the finest example of a self-build I have seen. Never have I seen a property that from every angle externally is so appealing and internally ticks every box for flexible family living. For your ease and convenience, this property is being offered fully furnished for a negotiable sum.



THE BEDROOMS & BALCONY

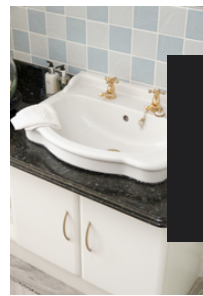
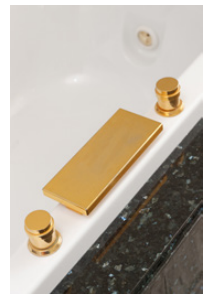
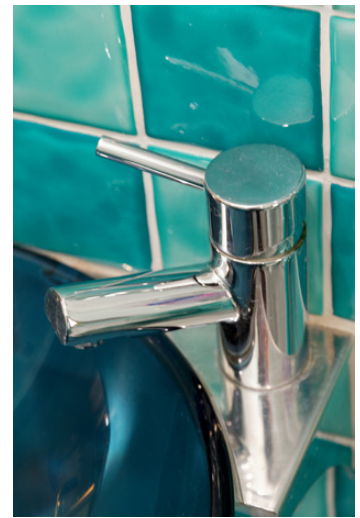


Ground Floor Bedroom

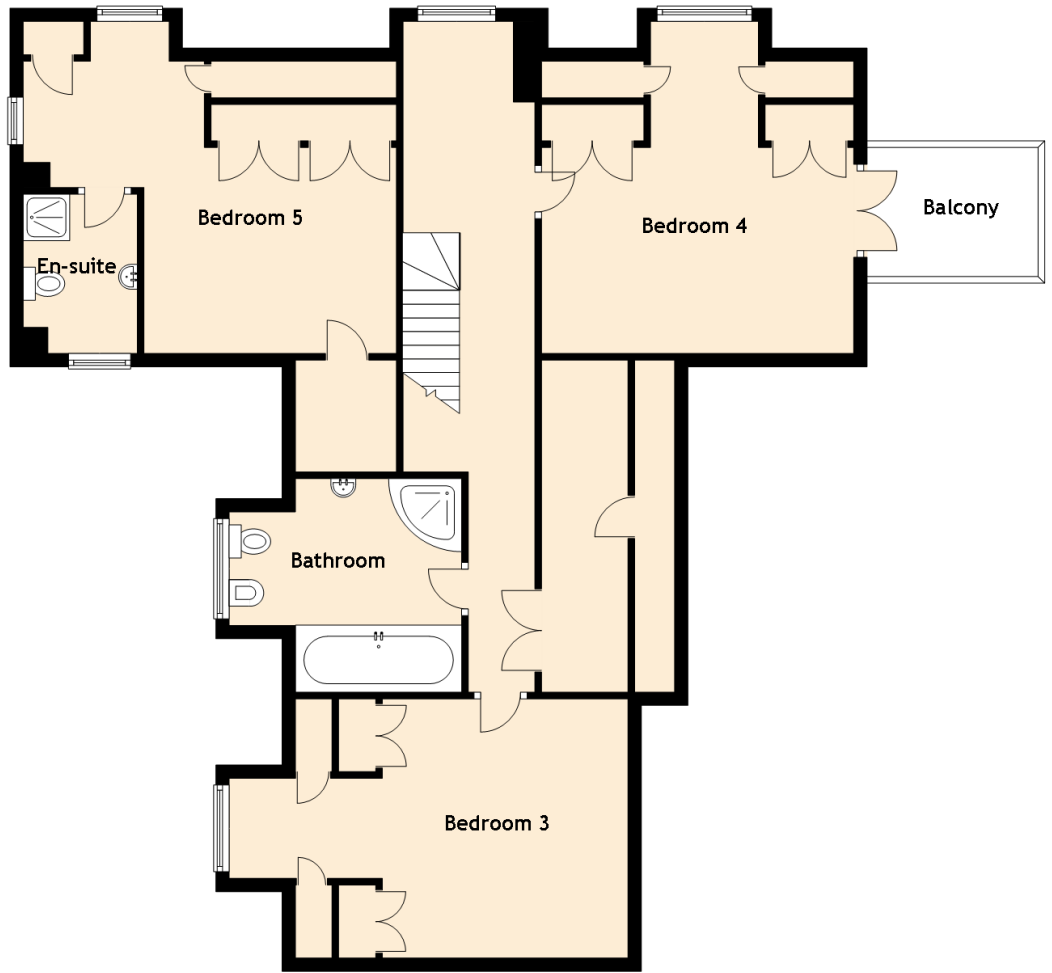




THE BEDROOM & EN-SUITE



THE BATHROOM & WC



SPECIFICATIONS & DETAILS

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	7.70m (25'3") x 6.60m (21'8")
Sun Room	4.00m (13'1") x 3.70m (12'2")
Family Room	4.60m (15'1") x 4.30m (14'1")
Dining Room	6.00m (19'8") x 4.00m (13'1")
Kitchen	3.70m (12'2") x 3.60m (11'10")
Utility	2.60m (8'6") x 2.00m (6'7")
WC	2.60m (8'6") x 1.20m (3'11")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2/Office	3.85m (12'8") x 2.60m (8'6")
Double Garage	7.00m (23') x 6.50m (21'4")
First Floor	
Bedroom 3	6.00m (19'8") x 3.90m (12'10")
Bedroom 4	4.70m (15'5") x 4.40m (14'5")
Bedroom 5	5.62m (18'5") x 5.30m (17'5")
En-suite	2.40m (7'10") x 1.80m (5'11")
Bathroom	3.50m (11'6") x 3.30m (10'10")

Gross internal floor area (m²): 280m² | EPC Rating: D

Extras (Included in the sale): Oil central heating, double glazing, double garage, dog kennel and shed.





THE GARDEN



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01387 218 080
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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