HUNTERS®

HERE TO GET *you* THERE



Solway Terrace

Powfoot, Annan, DG12 5PJ

Offers Over £180,000

3 1 2 D

- No Onward Chain
- Uninterrupted Views over the Solway Firth towards the Northern Lakeland Fells
- Ideal as an Easy-Living Main Residence or Second/Holiday Home by the Sea
- Three Bedrooms, First Floor Bathroom, and a Ground-Floor WC
- Off-Road Parking for One Vehicle
- Mid-Terraced Cottage in the Sought After Village of Powfoot
- Beautifully Presented and Well Maintained Throughout
- Two Bright Reception Rooms plus Kitchen with Adjoining Utility/Porch
- Generous Rear Garden with Drying Area, Lawn and Large Store
- EPC - D

Tel: 01387 245898

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Offered to the market with no onward chain, this beautifully presented and well-maintained three-bedroom mid-terraced cottage enjoys a fantastic position within the sought-after coastal village of Powfoot, boasting uninterrupted views across the Solway Firth towards the Northern Lakeland Fells. Offering a wonderful blend of comfortable living accommodation and an enviable seaside location, the property is sure to appeal to a variety of buyers. Internally, the accommodation is bright and welcoming throughout, featuring two well-proportioned reception rooms, a fitted kitchen with adjoining utility/porch area, and a convenient ground-floor WC. To the first floor are three bedrooms and a family bathroom, providing flexible accommodation to suit a variety of needs. Externally, the property benefits from a generous rear garden, complete with a lawn, dedicated drying area and substantial store, offering excellent space for outdoor enjoyment and practical storage. Further benefits include off-road parking for one vehicle. Whilst the property is currently registered and operating as a successful holiday let, it would make an equally appealing main residence or delightful second home by the sea, offering buyers the flexibility to enjoy this wonderful coastal location in a way that suits their lifestyle. Combining a desirable seaside setting, impressive open views and beautifully maintained accommodation, this charming cottage presents a fantastic opportunity and early viewing is highly recommended to fully appreciate all that it has to offer.

Utilities, Services & Ratings:
Oil-Fired Central Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - Unavailable.

The charming coastal village of Powfoot enjoys a truly enviable setting on the Solway Firth, just 4 miles from the town of Annan in Dumfries & Galloway. Famed for its breathtaking estuary views, abundance of wildlife and tranquil pace of life, Powfoot is a haven for those who enjoy the outdoors, with miles of unspoiled coastal walks and cycle routes right on the doorstep. A highlight of the village is the highly regarded Powfoot Golf Club, often described as “one of golf’s best kept secrets,” offering a beautifully kept links course and a welcoming clubhouse. Despite its peaceful atmosphere, Powfoot is ideally located for convenience, with Annan close by providing a wide range of everyday amenities including supermarkets, independent shops, cafes, restaurants, bars and excellent transport connections by road and rail. Families are well served by reputable primary schools in nearby villages, while secondary education is available in both Annan and Dumfries. For commuters, the A75, A74(M) and mainline rail station at Annan ensure straightforward access to Carlisle, Dumfries, Glasgow and beyond. Blending stunning coastal scenery with excellent connections and community spirit, Powfoot offers a rare balance of relaxation and practicality, making it one of Dumfries & Galloway’s most desirable places to call home.

GROUND FLOOR:

VESTIBULE
Entrance door from the front, internal door to the hallway, and feature tiled flooring.

HALLWAY
Internal doors to the living room and dining room, radiator, and stairs to the first floor landing.

DINING ROOM
Double glazed window with utility/porch outlook, internal double sliding doors to the living room, internal doors to the kitchen and WC, radiator, and a fireplace with inset electric stove.

LIVING ROOM
Two double glazed windows with front outlook, radiator, and a fireplace with inset gas stove, marble surround and tiled hearth.

KITCHEN
Fitted base, wall and drawer units with worksurfaces and upstands above. Freestanding electric cooker, space for a fridge freezer, one bowl stainless steel sink with draining board, opening to the utility/porch, and a double glazed window with rear outlook.

UTILITY/PORCH
Fitted base unit with worksurface above. Space with plumbing for a washing machine, freestanding oil-fired boiler, extractor fan, external door to the rear lane, and a double glazed window with rear outlook.

WC
Comprising a WC and wall-mounted wash hand basin. Fully-boarded walls.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, and a double glazed Velux window.

BEDROOM ONE
Double glazed window with rear outlook, and a radiator.

BEDROOM TWO
Double glazed window with front outlook, double glazed Velux window, and a radiator.

BEDROOM THREE
Double glazed window with front outlook, and a radiator.

BATHROOM
Comprising a WC, wall-mounted wash basin, and a bath with shower over. Part-boarded walls, radiator, and an obscured double glazed window.

EXTERNAL:
Front Garden:
To the front of the property is a mature garden, with pathway and gate leading from the pavement to the front door.
Rear Garden & Parking:
To the rear of the property is a divorced gravelled parking area, allowing off-street parking for one vehicle. Adjoining the parking area is a generous garden, complete with gravelled drying area, paving, lawn, and a garden store. The lane crossing the rear of the property is shared access.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///dearest.ruling.hopes

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT:
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

FURTHER INFORMATION
The property is currently operated as holiday let accommodation and is assessed for Non-Domestic Rates (Business Rates) rather than Council Tax. Prospective purchasers may be eligible for relief under the Scottish Government's Small Business Bonus Scheme, potentially reducing the amount of business rates payable. Eligibility depends on individual circumstances and the property's continued qualifying use. Purchasers should make their own enquiries with Dumfries and Galloway Council regarding business rates, available reliefs and any changes in liability arising from their intended use of the property.

We would also like to advise prospective buyers the area of lawn at the bottom of the garden is not formalised in the title however has been utilised by the owners of Solway Terrace historically.

Floorplan


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HERE TO GET you THERE
Utility/Porch
7'10" x 5'6"
2.40 x 1.69 m
Kitchen
7'7" x 5'11"
2.32 x 1.82 m
WC
2'7" x 5'10"
0.79 x 1.80 m
Dining Room
12'10" x 11'11"
3.92 x 3.65 m
Hallway
3'5" x 10'10"
1.05 x 3.31 m
Living Room
11'10" x 11'8"
3.63 x 3.56 m
Vestibule
3'4" x 3'3"
1.02 x 1.00 m
Ground Floor
Bathroom
7'5" x 4'11"
2.28 x 1.51 m
Bedroom One
10'6" x 12'2"
3.22 x 3.71 m
Landing
5'1" x 12'5"
1.57 x 3.80 m
Bedroom Two
7'7" x 12'2"
2.32 x 3.72 m
Bedroom Three
7'10" x 8'8"
2.41 x 2.66 m
Floor 1
W
S
N
E
Approximate total area(1)
826 ft²
76.7 m²
Reduced headroom
16 ft²
1.5 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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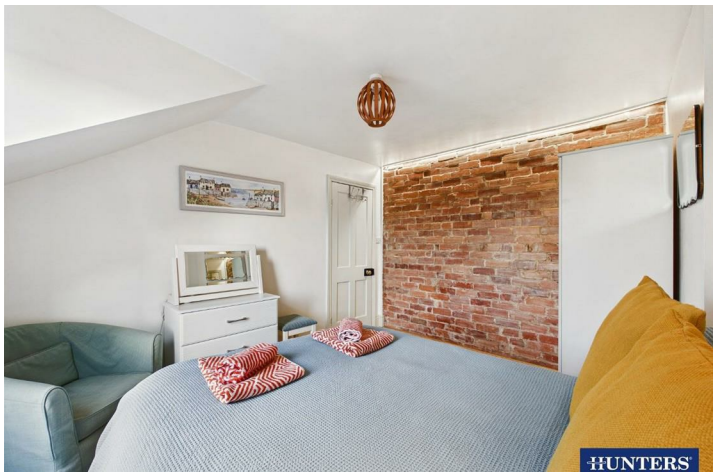

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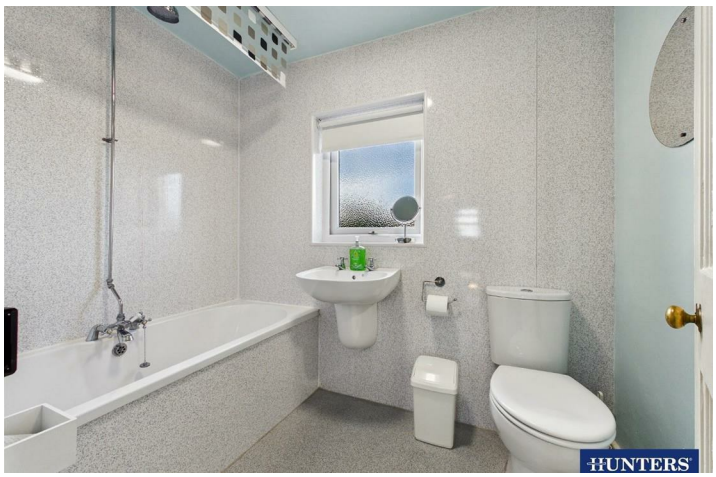






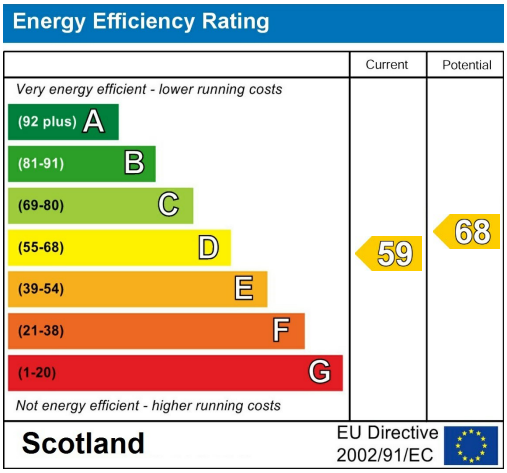


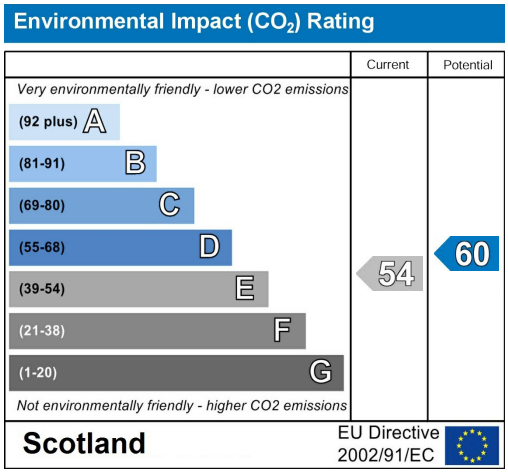






Energy Efficiency Graph



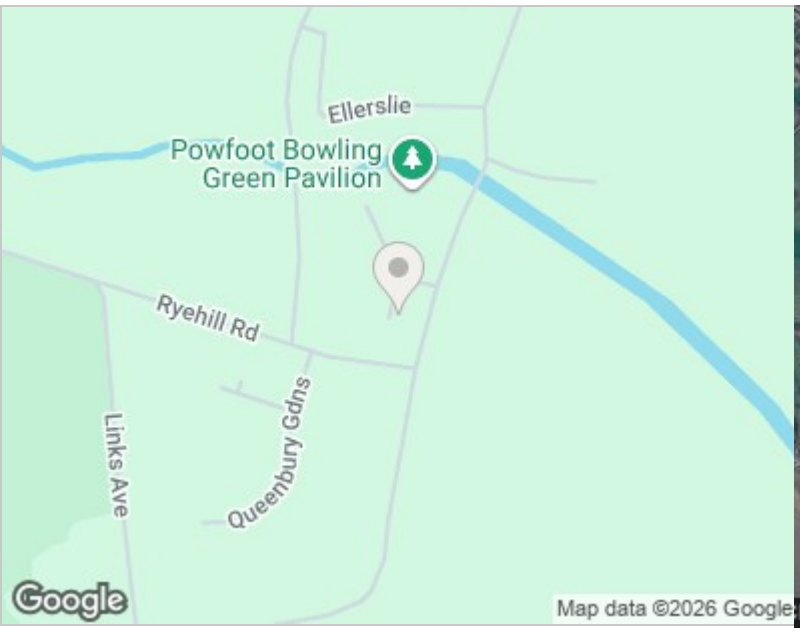


Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman