



37 George Street, Dumfries, DG1 1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: law@walker-sharpe.co.uk



**5-8 Brisbane Way, Eastriggs, Annan**  
2 Bedrooms | Offers over £215,000

Terrace of four Local Authority built houses which are partially let are offered for sale as potential investment portfolio. Rear off street parking and dedicated front gardens.

5 Brisbane Way – Pending

6 Brisbane Way – D

7 Brisbane Way – F

8 Brisbane Way – D

## General Information

EASTRIGGS, with population of around 1,700 is a semi-rural commuter village within the Dumfries & Galloway council area, located a short distance from the Scottish Border with England and the Solway Coast.

Main amenities can be found in the nearby towns of Annan (4 miles to the west), Dumfries (19 miles to the west and the city of Carlisle (15 miles to the south east)

The village is essentially residential in character and comprises a mix of private and social housing. Local services include newsagents, post office, primary school, pharmacy, restaurants/takeaways and a variety of private retailers.

The village is bypassed to the north by the A75 trunk road which connects to the A74 (M) motorway at Gretna around 5 miles to the east.

## Description

The properties are of traditional cavity construction, with a roughcast/facing brick external finish, surmounted by pitched roofs clad with concrete tiles. The floors are of suspended timber construction. The windows are of PVC casement design incorporating double-glazed units.

## Location

Close to the Annan Road through the village within walking distance of local shops and primary school.

## Properties

Terrace of four Local Authority built two bedroom houses constructed circa 1991. Each property has Entrance vestibule, Lounge and Kitchen on the ground floor and Two Bedrooms and Bathroom on the first floor. Kitchen and bathroom fittings are on modern lines. Electric heating and double-glazing.

Each property has designated front garden, off-street parking available to the rear. There are two storey projections at the front of the terrace which include bin store.

## Lease Terms

The portfolio is partially let on either a Short Assured Tenancy Agreement or Private Residential Tenancy. Details on the passing rents and copies of the lease documentation are available on request.

## Note

*These properties are offered for sale as a single portfolio. Please note that the clients will not consider offers for individual properties or multiple lots.*

## Council Tax Bands

All four properties are a band B.

## Services

The property has mains electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

## Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.







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[www.walkerandsharpe.co.uk](http://www.walkerandsharpe.co.uk)