



9 Annerley Road, Annan

Offers over £400,000



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Annan, Annan

- Detached 4 bedroom family home
- Large private garden
- Open plan dining/living/kitchen with recently fitted kitchen
- Detached large garage
- Off street parking for 4 cars
- Principal bedroom suite with dressing room and bathroom

An immaculately presented 4 bedroom detached home in a highly desirable part of Annan. This exceptional home offers a large secluded garden ideal for entertaining, ample off street parking and a large detached garage all whilst being within walking distance of the town's amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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Ground Floor

Upon entering the property the vestibule includes a downstairs cloakroom with WC and basin. The central hall gives access to all apartments with the principal living accommodation being the recently extended and refurbished open plan dining/kitchen/living with stunning modern fitted kitchen with granite worksurfaces and incorporating 2 integrated microwaves, 2 integrated electric ovens, full height integrated fridge and freezer, induction hob, sink and drainer. The living space features bi-fold doors to the large garden; perfect for indoor/outdoor entertaining.

To the front of the house is a large sitting room with Gas stove. The ground floor is completed by a useful utility room with double stainless steel sink, gas boiler and space for a washing machine and tumble dryer.





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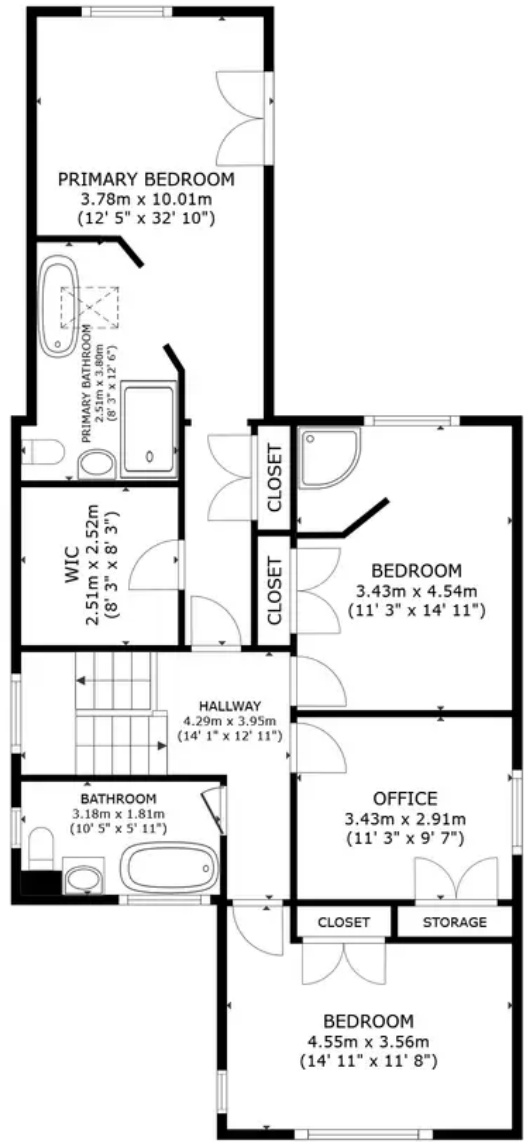
First floor

The first floor offers 4 double bedrooms and family bathroom. The principal bedroom suite features a juliet balcony with double doors overlooking the garden and includes dressing room with extensive storage space, separate built in wardrobe, en-suite bathroom with double walk in mains operated shower, freestanding bath, WC and basin. There are a further 3 good size bedrooms, one of which has a en-suite shower enclosure. The family bathroom features a freestanding bath with electric shower over, basin and WC.

Outside

Externally there is a large wrap around garden with terraced areas, lawn and mature planting. The drive to the front of the property offers off street parking for 4 vehicles and the large detached garage with electric up and over door offers excellent storage.





FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 102.1 m² (1,099 sq.ft.) FLOOR 2 99.1 m² (1,067 sq.ft.)
 TOTAL : 201.2 m² (2,166 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: C

Services: Mains water, sewerage, electric and gas.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Local Authority: Dumfries & Galloway Council. The house is in Council Tax Band F.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee.



C&D Rural

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Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and