



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to introduce this stylish and impressive four-bedroom detached family home to the market. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in a popular area known for its neighbourly spirit, the property is offered to the market in great condition.

The accommodation consists of a welcoming vestibule and hallway, leading to a stylish WC/Cloakroom toilet, a welcome addition to any busy family home. The lounge is a good size and offers flexibility for various furniture layouts and a feature fireplace.





Moving through to the formal dining room it offers excellent space for dining with friends and family on more formal occasions. Light floods in from the patio doors which look out towards the rear garden and sun patio area.

The spacious kitchen is well appointed, this hub of the family home benefits from



an extensive range of fitted units with a fantastic gas-powered 'Rangemaster' cooker, integrated dishwasher and space for the washing machine and American-style fridge freezer. It's the perfect place for any chef to serve up a marvellous meal. The breakfast bar is the ideal place to eat on busy work or school mornings when time is at a premium.









The family bathroom is stylish, with a white suite consisting of a P-shaped bath with an electric shower. There are four good-sized bedrooms within this lovely home, all have plenty of room for free-standing furniture, one with an en-suite.

One bedroom has been cleverly utilised as a walk-in dressing room but could easily make an excellent infant/baby room off the main bedroom or an excellent home office.



Bedroom 1







Dressing Room





Bedroom 2



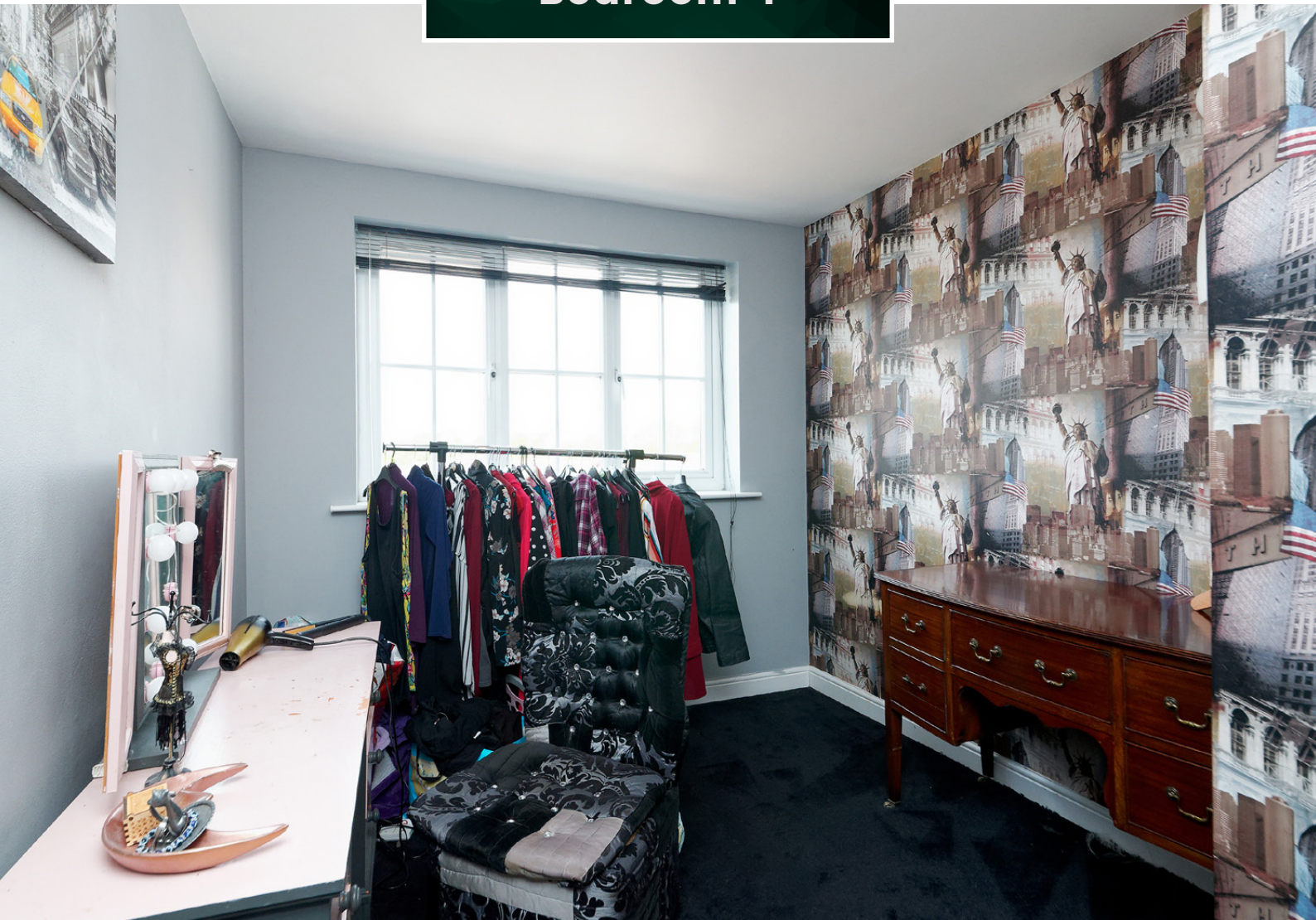


Bedroom 3

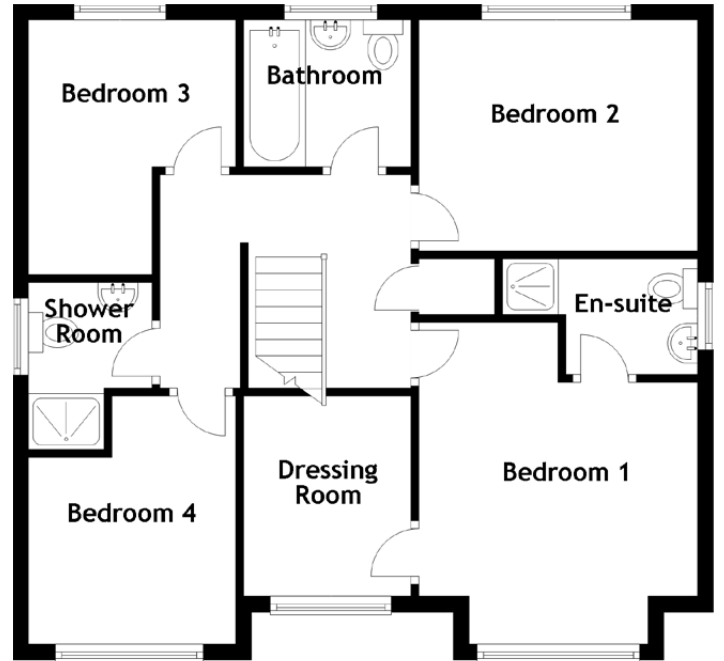
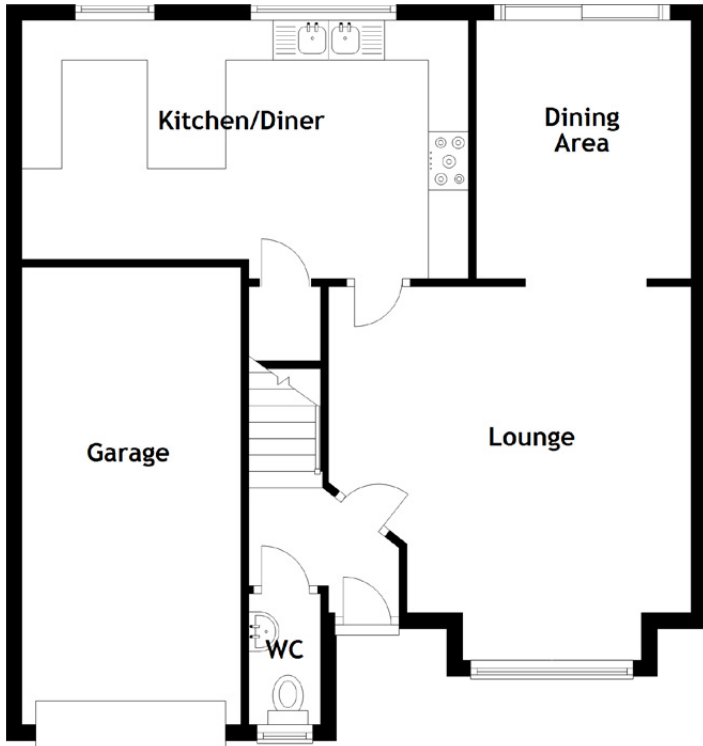




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge	4.55m (14'11") x 4.10m (13'5")	Bathroom	2.10m (6'11") x 1.85m (6'1")
Dining Area	3.25m (10'8") x 2.70m (8'10")	Shower Room	2.10m (6'11") x 1.55m (5'1")
Kitchen/Diner	5.60m (18'4") x 3.00m (9'10")	En-suite	2.45m (8') x 1.45m (4'9")
WC	1.65m (5'5") x 0.90m (2'11")	Dressing Room	2.52m (8'3") x 2.10m (6'11")
Garage	5.75m (18'10") x 2.75m (9')	Gross internal floor area (m ²): 115m ²	
Bedroom 1	3.60m (11'10") x 3.50m (11'6")	EPC Rating: C	
Bedroom 2	3.50m (11'6") x 2.90m (9'6")	Buyer's Premium Value: £2700	
Bedroom 3	3.20m (10'6") x 2.60m (8'6")		
Bedroom 4	3.12m (10'3") x 2.60m (8'6")		

The home is kept warm, comfortable and secure via the double glazing and gas central heating. The back garden is low maintenance and both pet and child-friendly with a decked area offering the perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the front aspect, with a two/three car mono-blocked driveway. The property is completed by an integrated garage which is ideal for car enthusiasts or someone who likes to tinker with a hobby.

Some properties tick many boxes, and this is certainly one of them. Early viewing is strongly advised for anyone seeking a beautiful home, in a great location. This property is subject to a Buyers Premium payable by the successful purchaser.

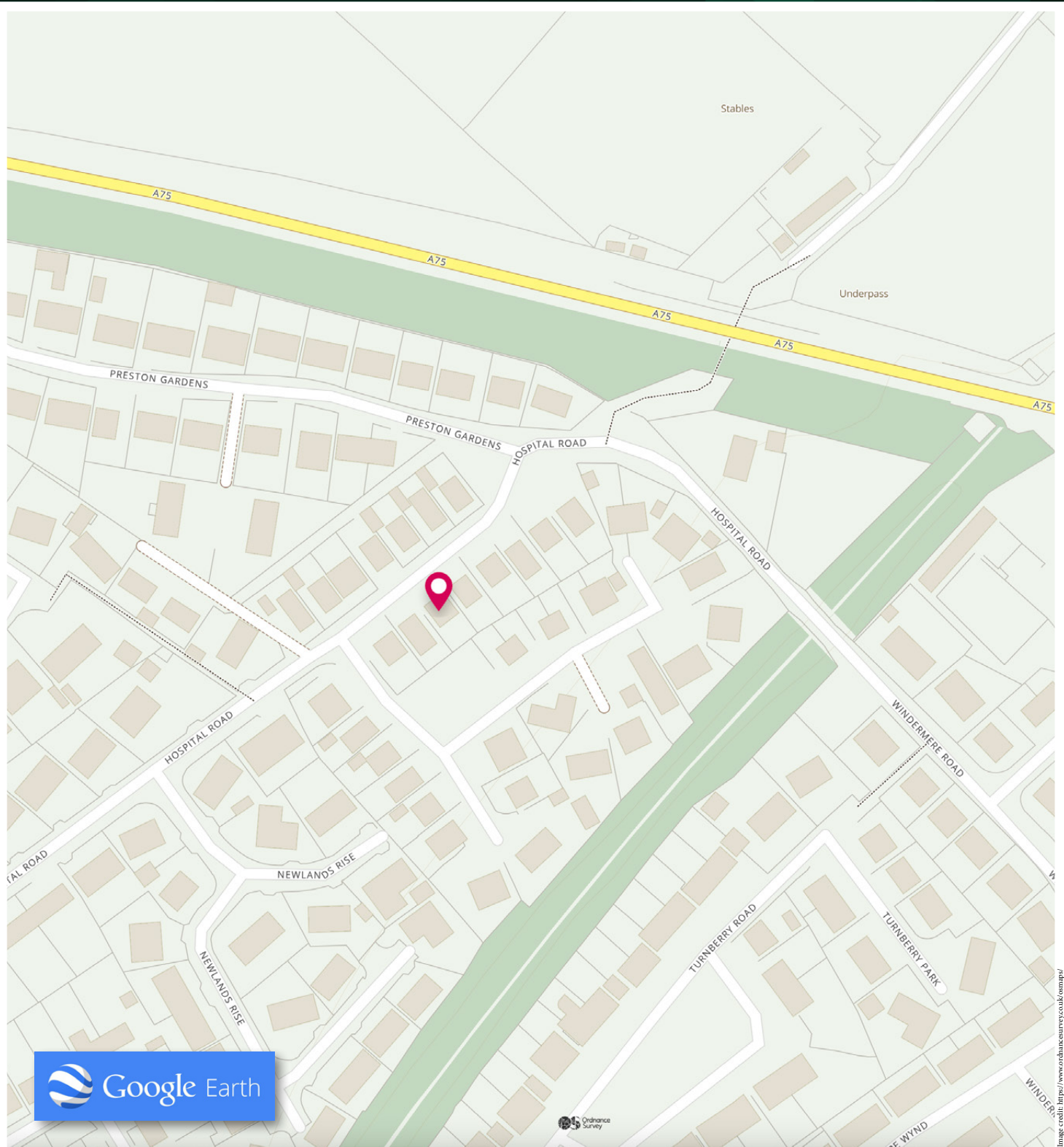




For those who love a more peaceful pace of life, the charming town of Annan is quite simply a great place to live. Set amid beautiful natural scenery and close to the Solway Firth, the property is located approximately 9 miles from Gretna, 16 miles from Dumfries and only 18 miles from Carlisle.

The peace in this area of the country is almost tangible. There is a primary school within the village itself and good schools and amenities within easy reach, making this area a very popular place to call home.

The Location



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