



**Queensberry Terrace, Annan**  
, DG12 5QF

**Guide Price £150,000**





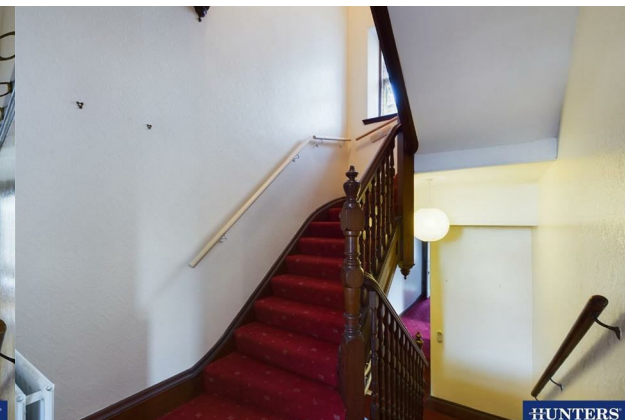
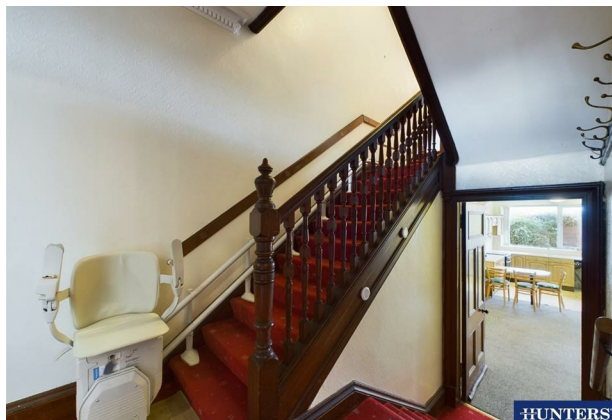
# Queensberry Terrace, Annan

## DESCRIPTION

**\*\* REDUCED TO SELL \*\*** 6 Queensberry Terrace is a substantial Grade B listed terrace house, packed with characterful features throughout and in requirement of modernisation, yet providing an excellent opportunity for the new owner to adapt and create a stunning home with picturesque countryside views. Internally the extensive accommodation is arranged over three floors and offers a versatile living space of up to two reception rooms, six bedrooms and a study. A viewing comes highly recommended to appreciate.

The accommodation briefly comprises: entrance vestibule, hallway, reception one, reception two, dining kitchen, rear hall and wet room to the ground floor. The first floor is split-level, on the first level is one bedroom, bathroom and WC and on the second level is three bedrooms. Up on the second floor is a landing, two bedrooms and study. Externally the property has a front garden with off-road parking and garage to the rear. EPC - F and Council Tax Band - D.

Cummertrees is a peaceful village conveniently positioned between both Dumfries and Annan. The locality is steeped in history and natural beauty. Cummertrees itself enjoys a public hall for the grown ups and a Primary School for the little ones, with the addition of shops, supermarkets and bars being a short drive to either Annan or Dumfries. For commuting the A75 is within 5 minutes' drive and Dumfries and Lockerbie Train Stations within 30 minutes. Heading West on the A75 opens you up to Southwest Scotland, which provides many beautiful attractions, stunning scenery, wildlife and picturesque coastline.



# ROOMS

## ENTRANCE VESTIBULE

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

## HALLWAY

Stairs to the first floor, radiator and internal doors to two reception rooms and the dining kitchen.

## RECEPTION ONE

Single glazed bay window to the front aspect, fireplace and two radiators.

## RECEPTION TWO

Single glazed window to the courtyard, fireplace and radiator.

## DINING KITCHEN

Fitted kitchen comprising base and wall units with worksurfaces above. Breakfast bar, freestanding cooker, space and plumbing for a washing machine, wall mounted LPG gas boiler, one and a half bowl sink with mixer tap, two double glazed windows to the rear aspect, radiator, under-stairs cupboard, two double glazed windows to the rear aspect, external door to the courtyard and internal door to the rear hall.

## REAR HALL

Single glazed window to the rear aspect, external door to the rear and internal sliding door to the wet room.

## WET ROOM

WC, wash hand basin and wet-room shower with electric shower unit. Tiled flooring, fully boarded walls and obscured single glazed window.

## SPLIT-LEVEL LANDING

A split-level landing with stairs up from the ground floor hallway with further stairs to two levels. Level one including doors to bedroom three, bathroom and WC, radiator and loft access point. Level two including doors to bedrooms one and two, box room (bedroom six), built-in cupboard, radiator and further staircase to the second floor landing.

## BEDROOM ONE

Single glazed bay window to the front aspect, radiator and built-in cupboard.

## BEDROOM TWO

Single glazed window to the rear aspect, radiator and built-in cupboard.

## BEDROOM SIX

Single glazed window to the front aspect and radiator.

## BEDROOM THREE

Single glazed window to the side aspect and radiator.

## BATHROOM

Three piece suite comprising WC, pedestal wash hand basin and bath with shower over. Part tiled walls, radiator and single glazed window to the rear aspect. Built-in cupboard housing the water cylinder.

## WC/CLOAKROOM

WC and single glazed window to the rear aspect.

## LANDING

Stairs up from the first floor landing with internal doors to bedrooms four, five and box room (bedroom seven) Built-in cupboard, loft access point and single glazed window to the rear aspect.

## BEDROOM FOUR

Single glazed window to the front aspect with external door to the veranda.

## BEDROOM FIVE

Single glazed window to the rear aspect and built-in cupboard.

## STUDY

Double glazed window to the front aspect.

## EXTERNAL

To the front of the property is a tiered garden with mature shrubs and bushes. An access pathway with steps provides access from the pavement to the front

door. To the rear of the property is off-road parking with access to the single garage. LPG tank within the rear garden.

## GARAGE

Up and over garage door.

## WHAT3WORDS

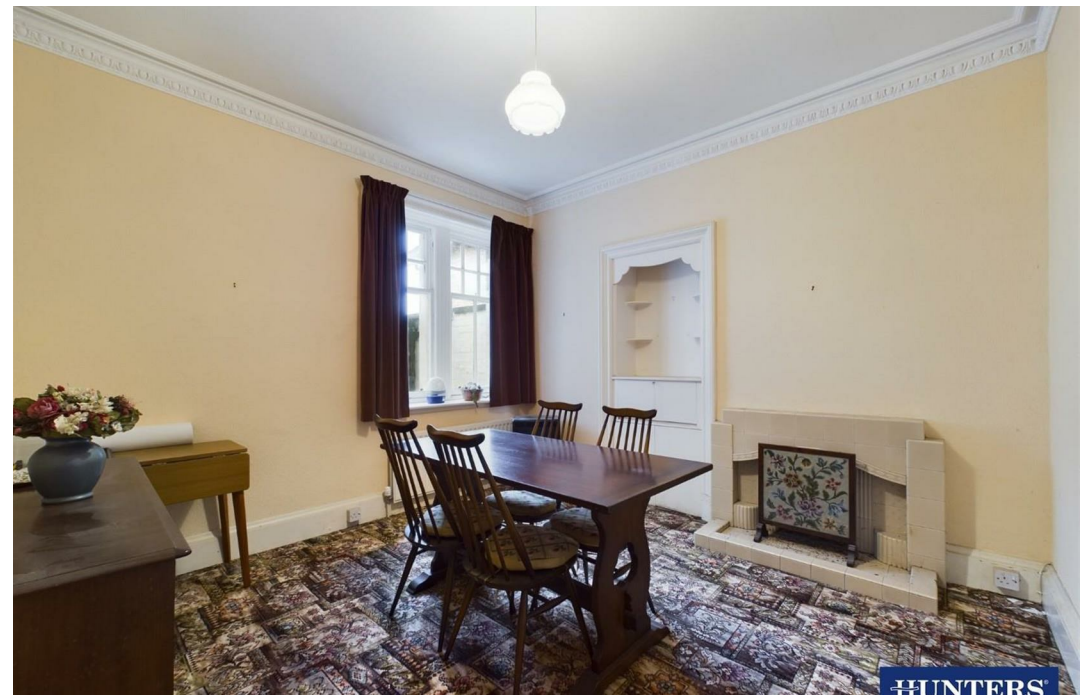
For the location of this property please visit the What3Words App and enter - withdraw.departure.stupidly

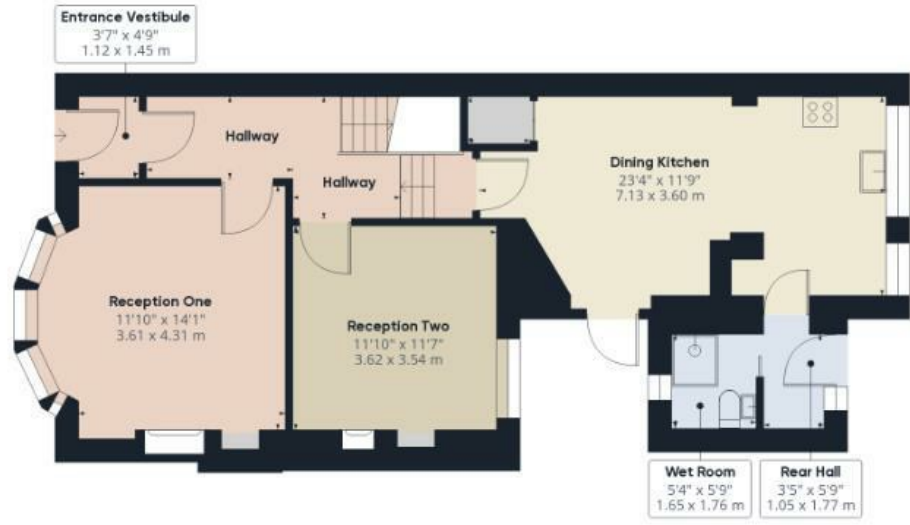
## PLEASE NOTE

All waste goes into one of three septic tanks which are situated in the fields behind the terrace. All 15 properties in the terrace combined pay an equal share (Approximately £25 per year per property) to have the tanks emptied. To the rear of the property, the parking and garage are separated from the property by a shared access road..

We would like to advise prospective buyers the property is being sold as seen with all furniture included.







Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1924.27 ft<sup>2</sup>

178.77 m<sup>2</sup>

Reduced headroom

7.99 ft<sup>2</sup>

0.74 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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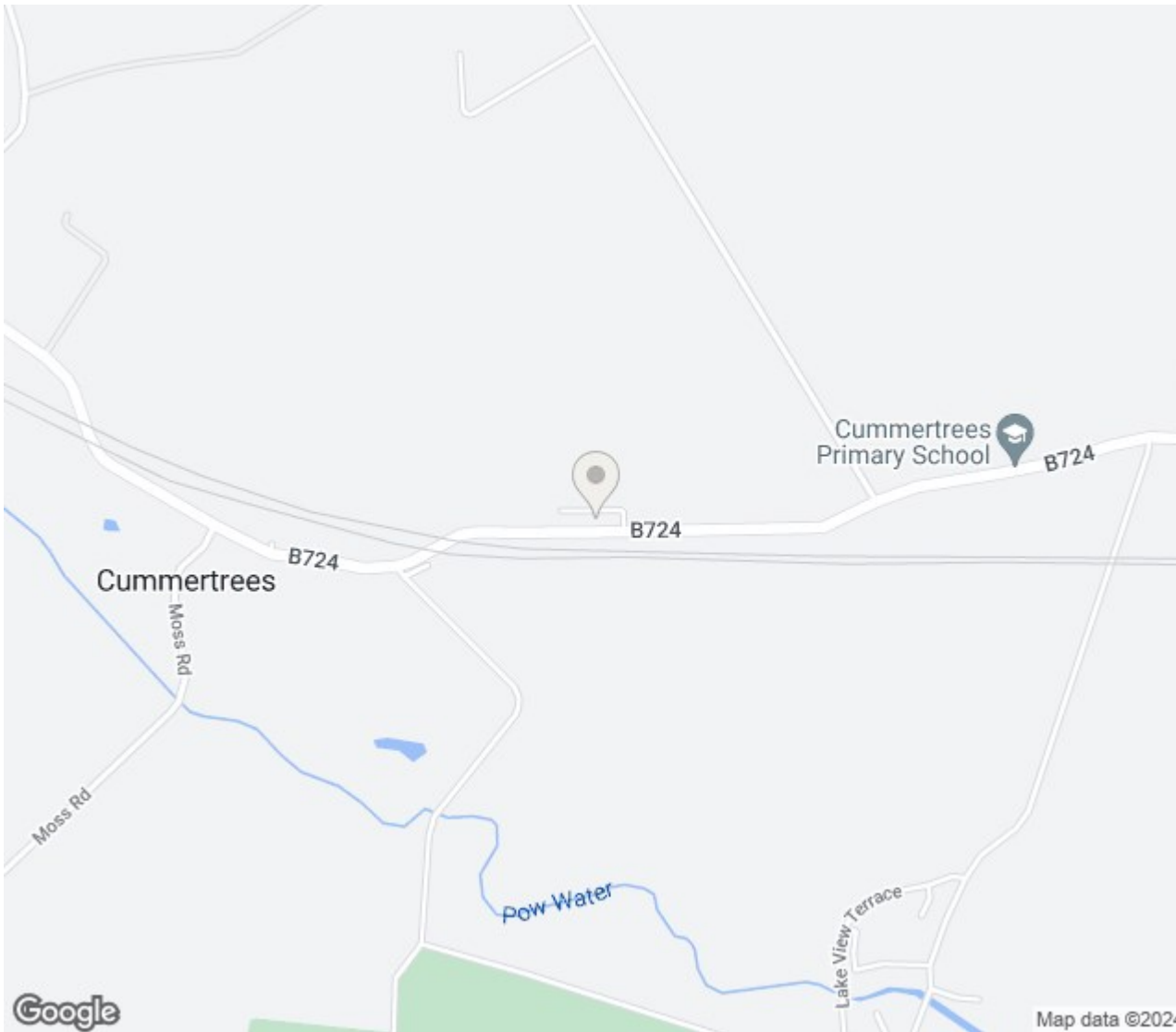


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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive	

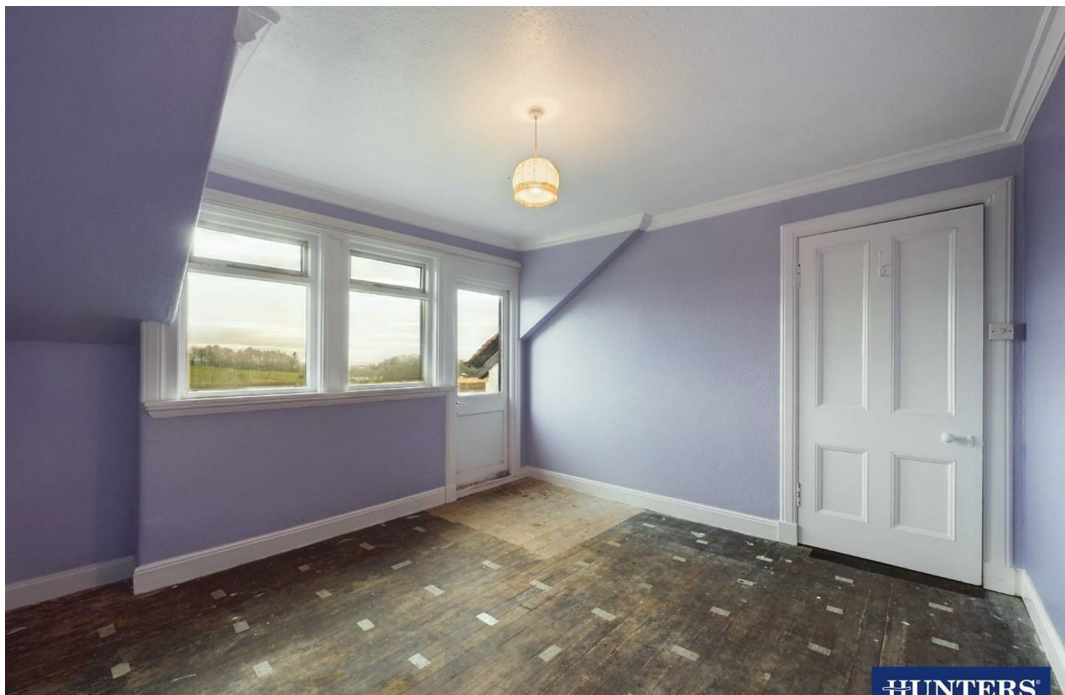
### Thinking of Selling?

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.

**Bridgend, High Street, Annan | 01387 245 898 | [centralhub@hunters.com](mailto:centralhub@hunters.com)**











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.

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