

HUNTERS[®]

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Carlyles Place

Annan, DG12 6BQ

Offers In The Region Of £99,950



- Fantastic Opportunity - £10,000 Under Home Report Value - Call Hunters Today!
- Moments from the Town Centre
- Open Plan Living/Dining Room, Fitted Kitchen
- Modern Family Bathroom
- On-Street Parking

- Deceptively Spacious Mid-Terraced Cottage
- Beautifully Presented, Move-In Condition
- Two Double Bedrooms
- Paved Rear Garden with Timber Store
- EPC - E

Tel: 01387 245 898

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This deceptively spacious mid-terraced cottage is located only a two-minute walk from Annan high street and is beautifully presented throughout. Boasting a most impressive open plan living/dining room, two double bedrooms and a contemporary bathroom, the property would make an excellent home for first time buyers and young families. A viewing comes highly recommended.

The accommodation briefly comprises: entrance hall, open plan living/dining room and kitchen to the ground floor with a landing, two double bedrooms and bathroom on the first floor. Externally the property has a paved rear garden and on-street parking to the front. Gas central heating and double glazing throughout. EPC - E and Council Tax Band - B.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

ENTRANCE HALL

4'7" x 3'2" (1.40m x 0.97m)

Entrance door from the front with internal door to the open plan living/dining room.

LIVING/DINING ROOM

26'9" x 14'0" (8.15m' x 4.27m)

Double glazed window to the front aspect, two radiators, feature multi-fuel stove, open staircase to the first floor and opening to the kitchen. Measurements to the maximum points.

KITCHEN

14'0" x 8'8" (4.27m x 2.64m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted and enclosed gas boiler, one and a half bowl stainless steel sink with mixer tap, radiator, two double glazed windows and external door to the rear.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms and bathroom.

BEDROOM ONE

11'3" x 9'3" (3.43m x 2.82m)

Double glazed window to the front aspect, radiator and built-in wardrobes with mirrored sliding doors.

BEDROOM TWO

10'7" x 8'10" (3.23m x 2.69m)

Double glazed window to the rear aspect and radiator.

BATHROOM

6'10" x 5'8" (2.08m x 1.73m)

Three piece suite comprising WC and wash hand basin combination unit and bath with mains shower over. Fully boarded walls, towel radiator, extractor fan and obscured double glazed window.

EXTERNAL

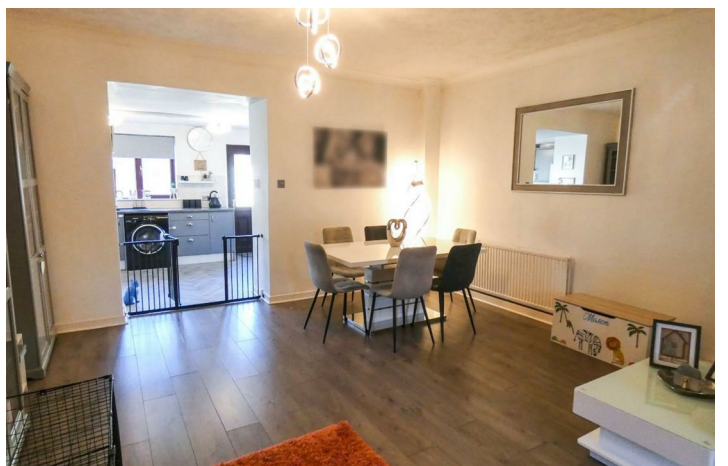
To the rear is a paved garden with large timber

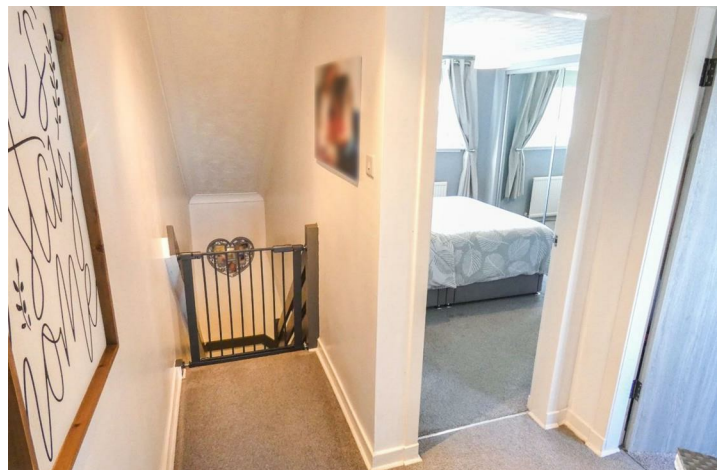
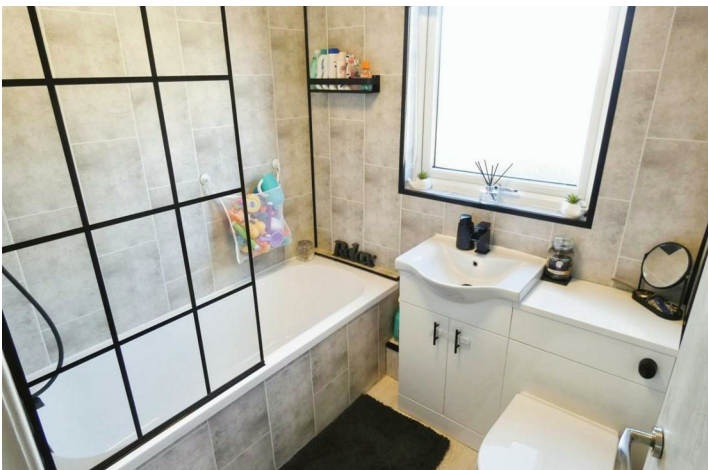
store and cold water tap. The timber store includes power and lighting internally. A shared access pathway provides access from the front to the rear. On-street parking to the front.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - [classmate.sharpen.cork](https://www.classmate.sharpen.cork)

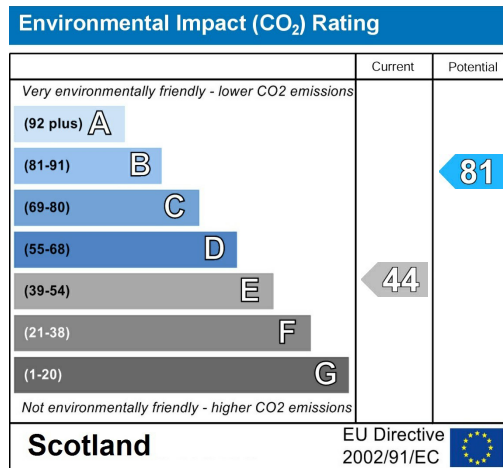
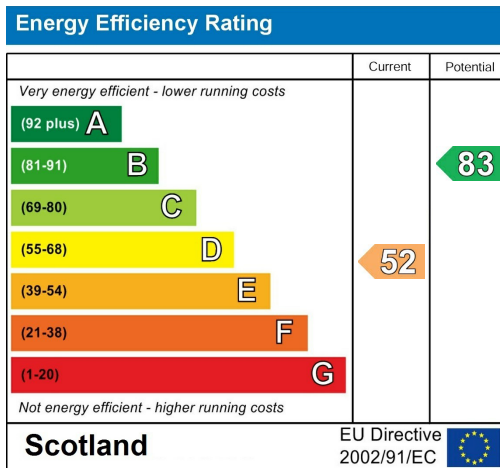
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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