



Highfields Road

Annan, DG12 5LQ

Offers Over £225,000



- Detached Bungalow on an Excellent Plot
- Conveniently Located within Annan
- Kitchen with Adjoining Utility Room
- Front, Side and Rear Gardens
- Solar Panels Providing Valuable Income

- Spacious & Well Presented Throughout
- Living Room, Dining Room and Sun Room
- Three Bedrooms (Master En-Suite)
- Off Road Parking & Integral Garage
- EPC - B

Highfields Road

Annan, DG12 5LQ

Offers Over £225,000



This well presented detached bungalow occupies a wonderful plot on Highfields Road and provides an excellent opportunity for the new owners to move in and add their own personal touch over time. Boasting an excellent amount of space internally, with three receptions and three bedrooms, plus the addition of an attached garage, parking and solar panels, the bungalow is one not to miss. Contact Hunters to schedule your viewing today!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises: hallway, living room, dining room, sun room, kitchen, utility room, three bedrooms, master en-suite and family bathroom internally. Externally there is gardens to the front, side and rear with off-road parking and an integral garage. EPC - B and Council Tax Band - E.

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.

HALLWAY

Entrance door from the front with internal doors to the living room, three bedrooms and bathroom, radiator, loft access point and built-in cupboard.

LIVING ROOM

Double glazed window to the front aspect, radiator, gas fire and opening to the dining room.

DINING ROOM

Radiator, double glazed sliding patio doors to the sun room and internal door to the kitchen.

SUN ROOM

Recessed spotlights, double glazed windows to three sides with double glazed external door to the rear garden.

KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks. Integrated electric oven, gas hob, extractor unit, one and a half bowl ceramic sink with mixer tap, space allowing an under-counter appliance, radiator, internal door to the utility room and double glazed window to the rear aspect.

UTILITY ROOM

Fitted base and wall units with worksurface and tiled splashbacks. Space and plumbing for a washing machine, space for a fridge, one bowl stainless steel sink, wall-mounted gas boiler, radiator, double glazed window to the rear aspect and external door to the rear garden.

MASTER BEDROOM

Double glazed window to the rear aspect, radiator, fitted wardrobes and internal door to the en-suite.

MASTER EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting a mains powered shower. Part tiled walls, radiator, extractor fan and obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect and radiator.

BEDROOM THREE

Double glazed window to the front aspect and radiator.

BATHROOM

Three piece suite comprising WC, wash hand basin and bath with electric shower over. Part tiled walls, radiator, extractor fan and obscured double glazed window. Built-in cupboard housing the hot water cylinder.

EXTERNAL

To the front of the property is a low-maintenance gravelled garden, with a block-paved driveway providing off-road parking. A further lawned garden with floral borders to the front/side elevation. The rear garden benefits a paved seating area, lawned garden and further mature floral/vegetable beds. Timber garden shed and greenhouse to the rear elevation. Cold water tap to the side elevation.

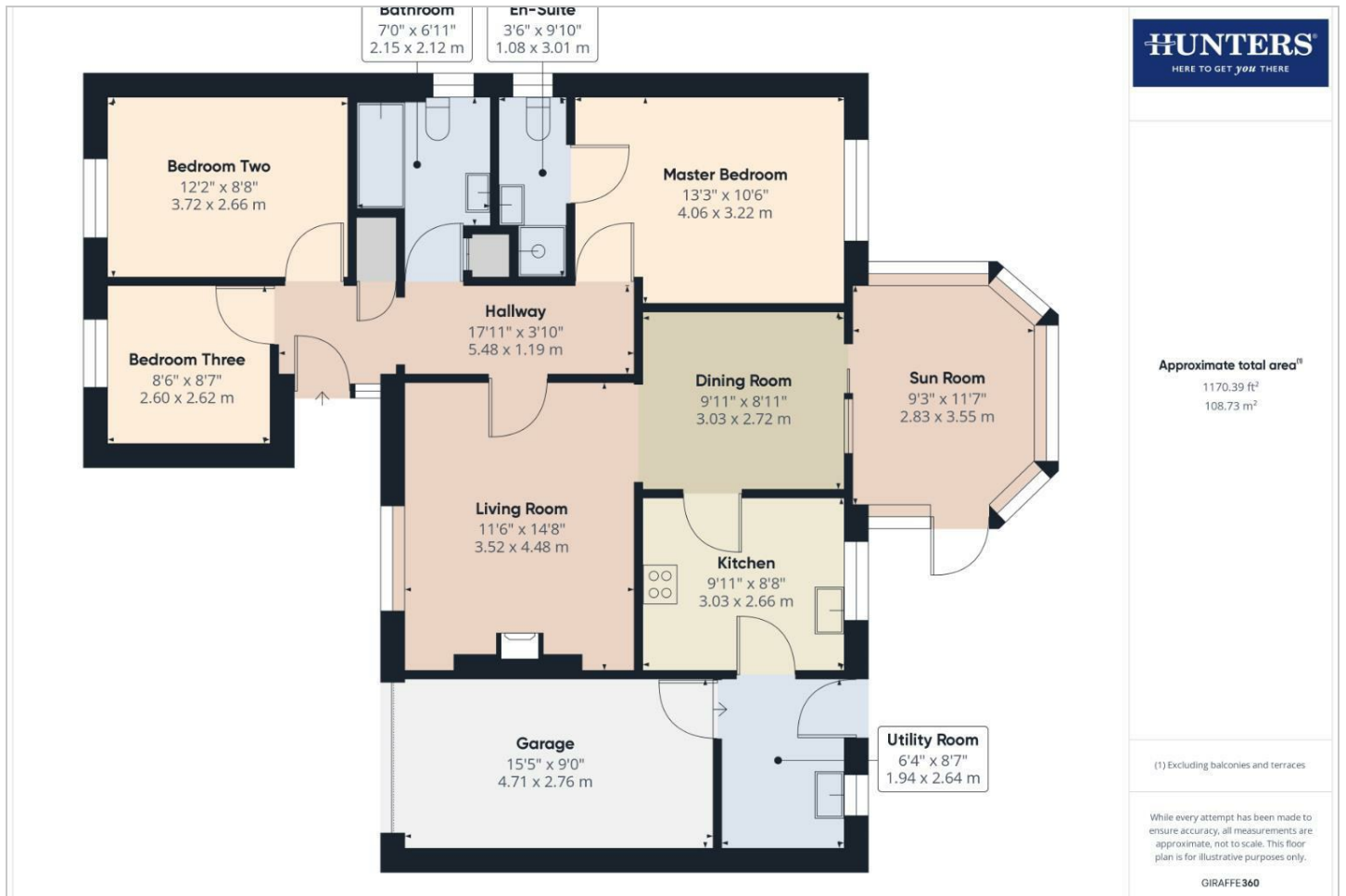
GARAGE

Accessible via a pedestrian door from the utility room with an electric up and over garage door to the driveway. Power, lighting and solar panel meter internally.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter -tutorial.toasters.chief

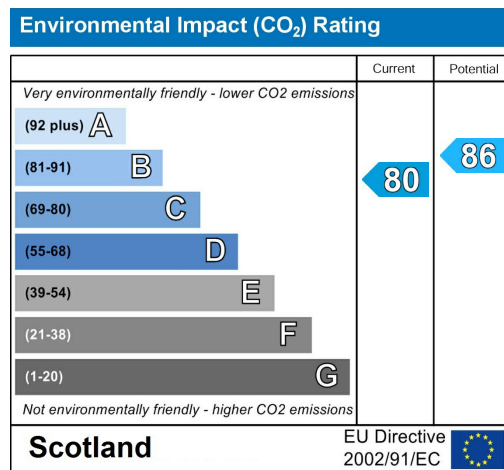
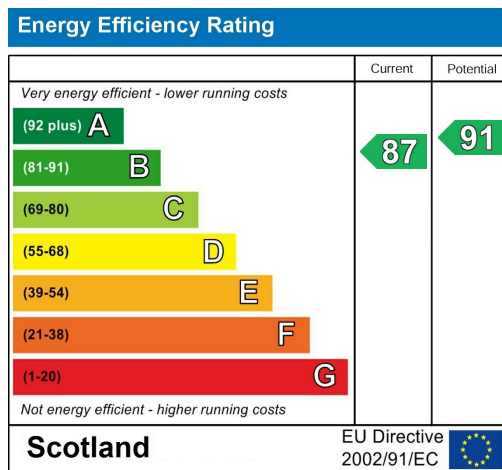
Floorplan







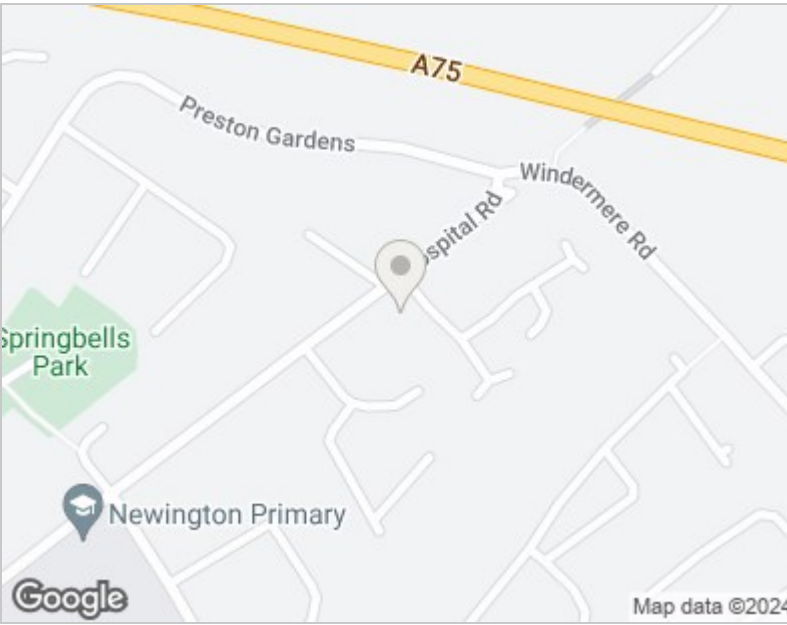
Energy Efficiency Graph



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



HUNTERS
HERE TO GET YOU THERE

Tel: 01387 245898



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

