



## Hallmeadow Place

Annan, DG12 6HB

Offers Over £100,000



- Mid-Link House
- Spacious Dual Aspect Living Room
- Three Piece Family Bathroom
- Low-Maintenance Front Garden
- Gas Central Heating & Double Glazing

- Modern Dining Kitchen with French Doors
- Two Double Bedrooms plus Nursery/Study
- Delightful Rear Garden with Patio, Lawn & Pleasant Outlook
- Communal Parking Area
- EPC - D

# Hallmeadow Place

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An excellent opportunity to purchase this mid-link house which has been nicely upgraded by the current owners to include a modern dining kitchen, spacious dual-aspect living room and externally, the landscaped rear garden provides a wonderful space for outdoor living and entertaining. The property is well presented and would make an excellent purchase for young families, first time buyers and investment landlords. Please contact Hunters to schedule your viewing today!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, dining kitchen and rear hall to the ground floor with a landing, two bedrooms, nursery/study and family bathroom on the first floor. Externally there are gardens to the front and rear with a communal parking area to the front. EPC - D and Council Tax Band - B.

Situated towards the outskirts of Annan, the property enjoys good access to the wealth of local amenities and transport connections the town offers. 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 and dining kitchen, and stairs to the first floor landing.

## LIVING ROOM

15'7" x 9'6" (4.75m x 2.90m)

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator and electric fire.

## DINING KITCHEN

20'6" x 8'1" (6.25m x 2.46m)

Contemporary fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, integrated dishwasher, integrated fridge freezer, radiator, double glazed window to the front aspect, double glazed French doors to the rear garden and internal door to the rear hall.

## REAR HALL

Under-stairs storage space and external door to the rear garden.

## LANDING

Stairs up from the ground floor hallway with internal doors to two bedrooms, nursery/study and family bathroom, radiator, double glazed window to the rear aspect and a built-in cupboard housing the gas boiler.

## BEDROOM ONE

9'7" x 9'1" (2.92m x 2.77m)

Double glazed window to the front aspect, radiator and built-in wardrobe/storage.

## BEDROOM TWO

10'8" x 9'1" (3.25m x 2.77m)

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

## NURSERY/STUDY

6'2" x 5'7" (1.88m x 1.70m)

Double glazed window to the rear aspect and loft access point.

## FAMILY BATHROOM

7'0" x 6'2" (2.13m x 1.88m)

Three piece suite comprising WC, pedestal wash hand basin and P-shaped bath with hand shower attachment. Part-boarded walls, chrome towel radiator, extractor fan and obscured double glazed window.

## EXTERNAL

To the front of the property is a low-maintenance shillied garden area, with additional shared access toward the rear garden. The rear garden is of excellent proportion, boasting a pleasant outlook and benefitting a large paved patio area and large lawned garden. A communal parking area is to the front of the property.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - craters.ferried.sweat

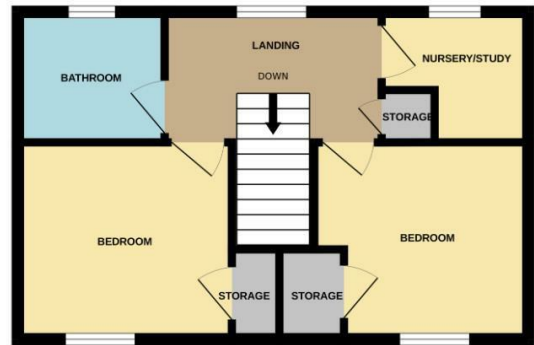
We would like to advise prospective The legal title does not include the area of garden ground east of the garage, but the vendor will provide a suitable policy of title insurance.

# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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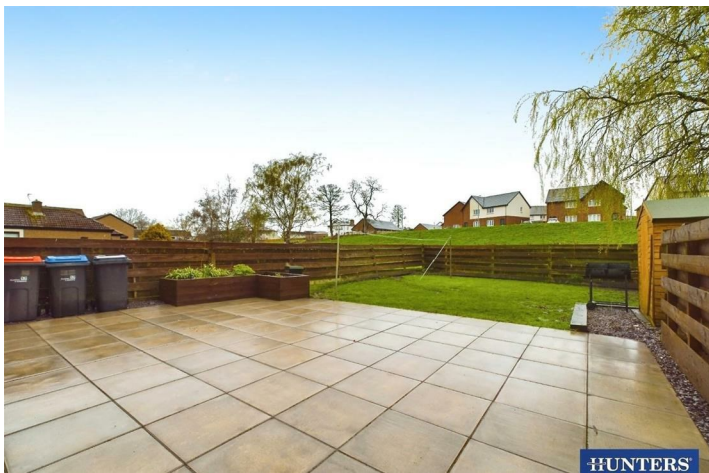
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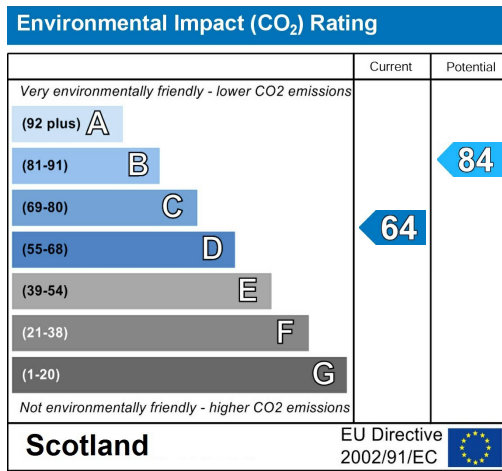
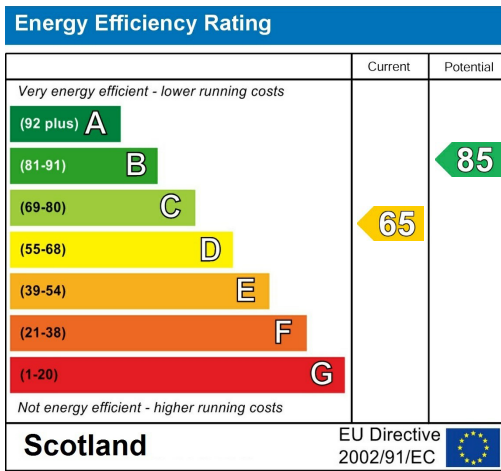


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### Energy Efficiency Graph

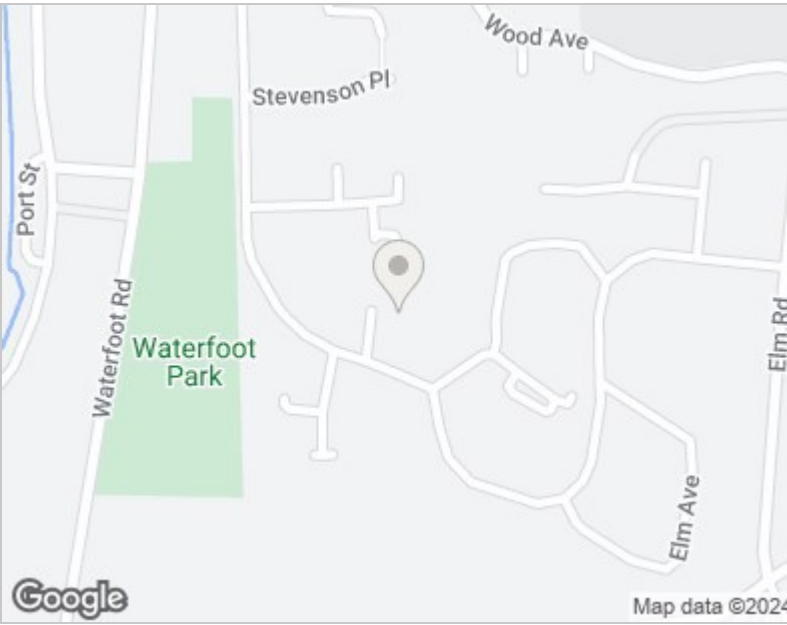


### Viewing

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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