



## Windermere Road

Annan, DG12 6GY

Offers Over £180,000



- Detached Bungalow
- Living Room with Front Aspect
- Two Double Bedrooms both with Fitted Wardrobes
- Off-Road Parking & Attached Garage
- Gas Central Heating & Double Glazing
- Very Well Presented Throughout
- Kitchen & Sunroom
- Modern Shower Room
- Low-Maintenance Gardens
- EPC - C

# Windermere Road

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Offers Over £180,000



A wonderful opportunity to purchase a modern detached bungalow, which is very well presented through and offers excellent space for those looking for an easy-living home. Complete with a spacious living room and additional sunroom overlooking the garden, plus two double bedrooms and modern shower room, the property is simply ready for the new owners to move straight in and enjoy. Contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, kitchen, sunroom, two bedrooms and shower room internally. Externally there are gardens to the front and rear, off-road parking and attached garage. EPC - C and Council Tax Band - D.

Conveniently situated towards the outskirts of Annan just off Stapleton Road, the property enjoys excellent access to a wealth of local amenities and transport links. 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 links 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, two bedrooms and shower room, radiator, built-in cupboard and loft access point (Loft partly boarded accessible via pull-down ladder. The gas boiler is located within the loft)

## LIVING ROOM

15'11" x 11'8" (4.85m x 3.56m)

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

## KITCHEN

11'7" x 7'11" (3.53m x 2.41m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric oven, gas hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, integrated fridge, radiator, double glazed window to the rear aspect and opening to the sunroom.

## SUNROOM

9'7" x 9'6" (2.92m x 2.90m)

Radiator, extractor fan, double glazed windows to three sides and double glazed sliding patio door to the rear garden.

## BEDROOM ONE

13'1" x 8'8" (3.99m x 2.64m)

Double glazed window to the rear aspect, radiator and fitted wardrobe with sliding doors.

## BEDROOM TWO

8'4" x 8'1" (2.54m x 2.46m)

Double glazed window to the front aspect, radiator and fitted wardrobe with sliding doors.

## SHOWER ROOM

10'7" x 6'5" (3.23m x 1.96m)

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting an electric shower unit. Extractor fan, radiator and obscured double glazed window.

## EXTERNAL

To the front of the property is a low-maintenance shillied garden with a block-paved driveway. Side access pathway and gate to the rear garden. The rear garden includes a large shillied area, lawn and a paved seating area.

## GARAGE

17'11" x 9'10" (5.46m x 3.00m)

Manual up and over garage door, pedestrian access door, power and lighting.

## WHAT3WORDS

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



# Floorplan

## GROUND FLOOR



While 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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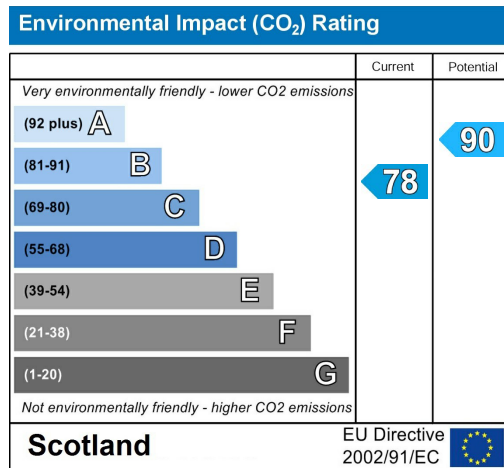
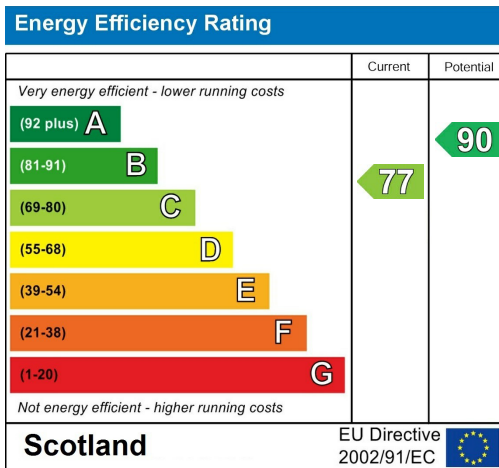








## Energy Efficiency Graph

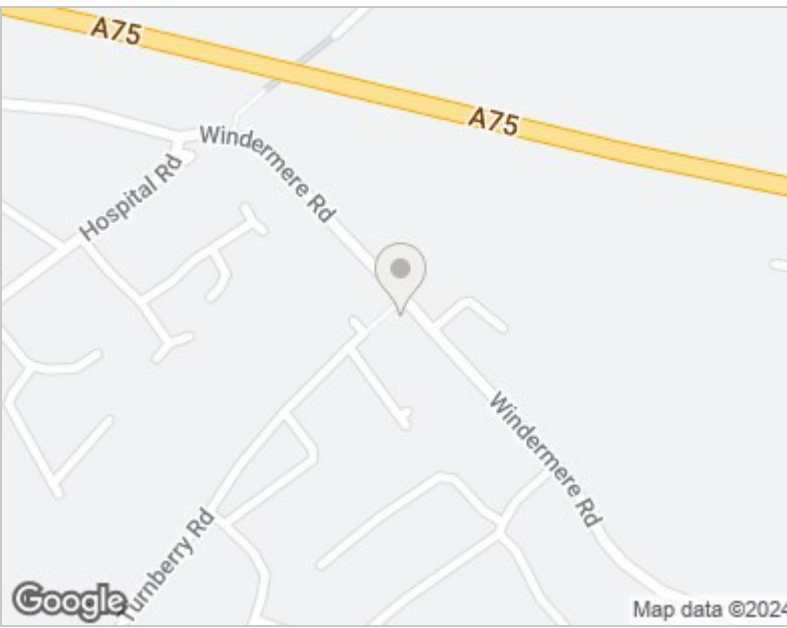


## Viewing

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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