



Annan Road

Dumfries, DG1 3HA

£175,000



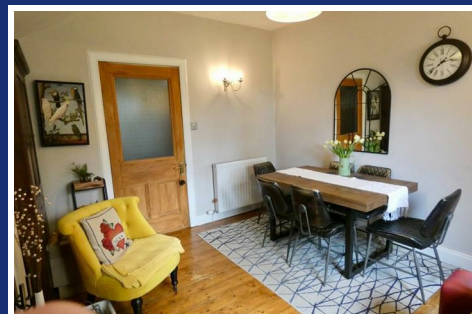
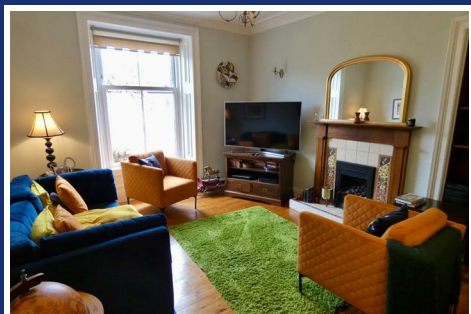
- Spacious Semi-Detached Family Home
- Retaining Many Period Features
- Three Bedrooms
- Ample Off-Road Parking & Detached Garage
- Viewing Highly Recommended

- Beautifully Presented Throughout
- Two Reception Rooms
- First Floor Family Bathroom
- Rear Garden
- EPC - D

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This beautifully presented three bedroom semi-detached home is conveniently located on Annan Road allowing excellent access both into Dumfries and towards the A75, along with a wide range of amenities close by. The property boasts two reception rooms and three bedrooms along with many retained period features throughout. Externally, there is ample on-site parking along with a detached garage and a lovely rear garden. Contact Hunters to schedule your viewing.

The accommodation briefly comprises entrance hall, hallway, living room, dining room, kitchen and utility room to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally the property has on-site parking, garage and gardens. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - D.

Situated nicely on Church Street, the property enjoys excellent access both into and around Dumfries. Within a short walk you can be in the town centre which boasts an array of shops, supermarkets and garages with the addition of excellent transport connections including both bus and train stations. Heading out of town, you can access the A75 within five minutes which connects throughout South West Scotland.

ENTRANCE HALL

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

HALLWAY

Internal doors to the living room and dining room, stairs to the first floor with under-stairs cupboard, radiator and an internal obscured single glazed window.

LIVING ROOM

14'5" x 11'9" (4.39m x 3.58m)

Double glazed window to the front aspect and radiator.

DINING ROOM

12'11" x 10'7" (3.94m x 3.23m)

Double glazed window to the rear aspect, radiator and wood-burning stove.

KITCHEN

12'11" x 7'4" (3.94m x 2.24m)

Fitted kitchen with a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated double electric oven, five burner gas hob, extractor unit, integrated dishwasher, space for a fridge freezer, one and a half bowl sink with mixer tap, tiled flooring, two double glazed windows to the side aspect and internal door to the rear hall/utility.

REAR HALL/UTILITY

7'10" x 4'1" (2.39m x 1.24m)

Space for a washing machine and under-counter freezer, wall-mounted gas boiler, recessed spotlights, tiled flooring and external door to the rear garden.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom, and a feature stained skylight window.

BEDROOM ONE

12'9" x 11'10" (3.89m x 3.61m)

Double glazed window to the front aspect and radiator.

BEDROOM TWO

14'8" x 7'11" (4.47m x 2.41m)

Double glazed window to the rear aspect, radiator and loft access point. Loft including pull down ladder and boarding.

BEDROOM THREE

10'11" x 9'11" (3.33m x 3.02m)

Double glazed window to the rear aspect and radiator.

BATHROOM

7'0" x 6'7" (2.13m x 2.01m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower over. Part-tiled walls and radiator.

EXTERNAL

Gardens to the front and rear with a generous driveway area to the side allowing on-site parking for multiple vehicles. Access gate from the driveway to the rear garden.

GARAGE

20'10" x 17'01" (6.35m x 5.21m)

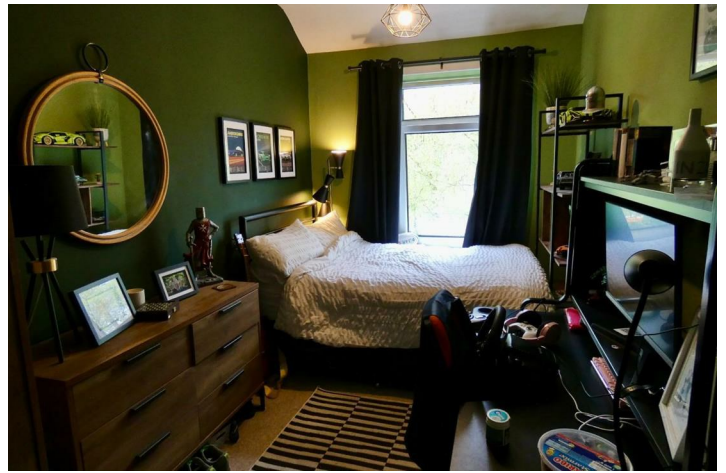
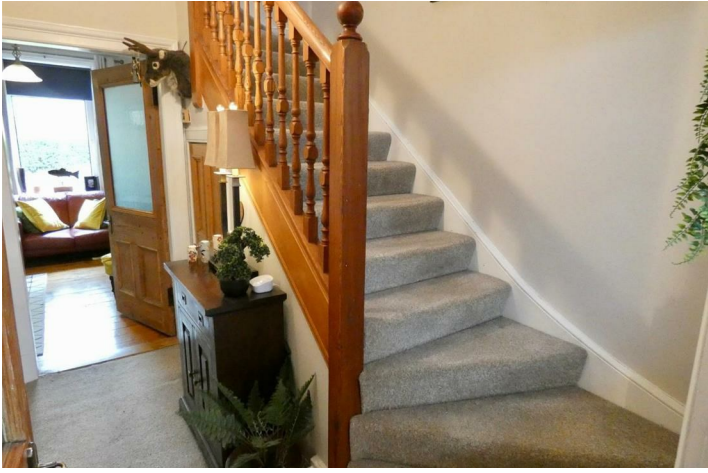
Two double glazed windows, pedestrian access door, power and lighting internally.

WHAT3WORDS

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

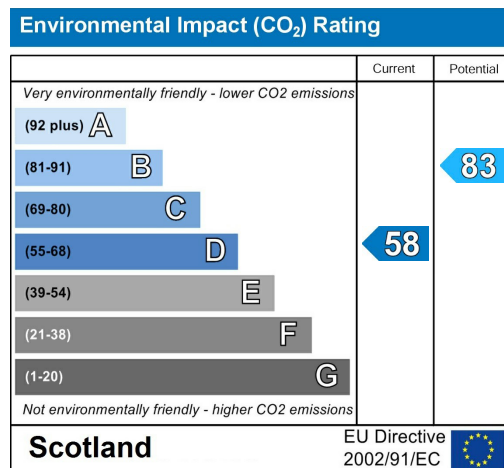
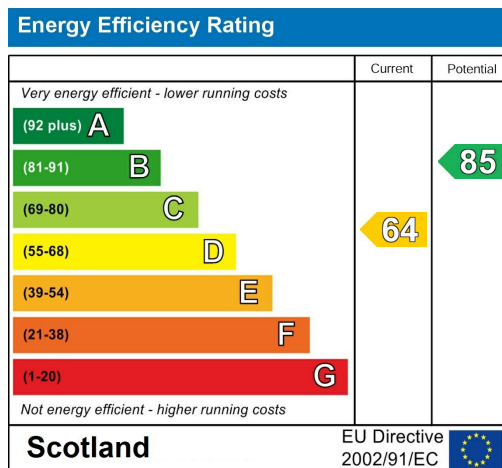
Floorplan







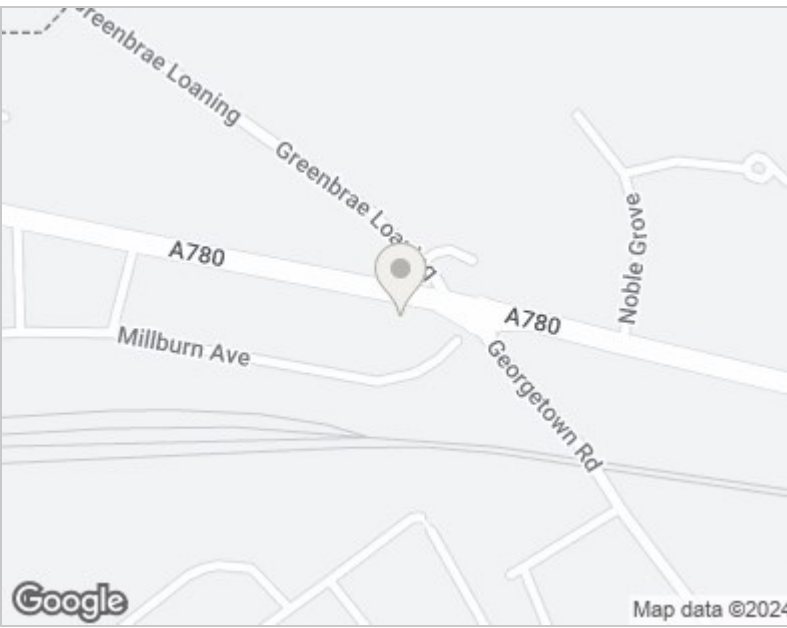
Energy Efficiency Graph



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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