



## Kimmeter Place

Annan, DG12 6JU

Offers Over £170,000



- Semi-Detached Bungalow
- Living Room with Wood-Burning Stove
- Two Double Bedrooms
- Beautifully Landscaped Gardens
- Viewing Highly Recommended

- Immaculately Presented Throughout
- Contemporary Handleless Kitchen
- Modern Shower Room
- Generous Off-Road Parking
- EPC - D

# Kimmeter Place

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Property Launch on Saturday 11th May between 11:00 - 13:00, please contact Hunters to schedule your viewing appointment.

This immaculately presented semi-detached bungalow is truly a special property, having been fully upgraded throughout by the current owner and offers excellent space internally, with finishing touches including a lovely wood-burning stove to the living room and a contemporary handleless kitchen whereas externally, the beautifully landscaped garden offers a private oasis of peace and tranquillity. Being sold with no onward chain, the bungalow is simply ready for the new owners to move straight in and enjoy. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, kitchen, two double bedrooms and shower room internally. Externally the property has gardens to the front and rear, off road parking and large garden shed. EPC - D 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.

## HALLWAY

Entrance door from the front with internal doors to the living room, kitchen, two bedrooms and shower room, radiator and loft access point. We have been advised the loft is boarded, accessible via pull-down ladder and includes lighting and the gas boiler internally.

## LIVING ROOM

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

## KITCHEN

A handleless high-gloss fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, space and plumbing for both a washing machine and dishwasher, one bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, radiator, cupboard housing the electricity consumer unit, double glazed window to the rear aspect and external door to the side elevation.

## BEDROOM ONE

Double glazed window to the rear aspect and radiator.

## BEDROOM TWO

Double glazed window to the front aspect and radiator.

## SHOWER ROOM

Modern three piece suite comprising a WC, pedestal wash hand basin and corner shower enclosure benefitting a mains powered shower. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

## EXTERNAL

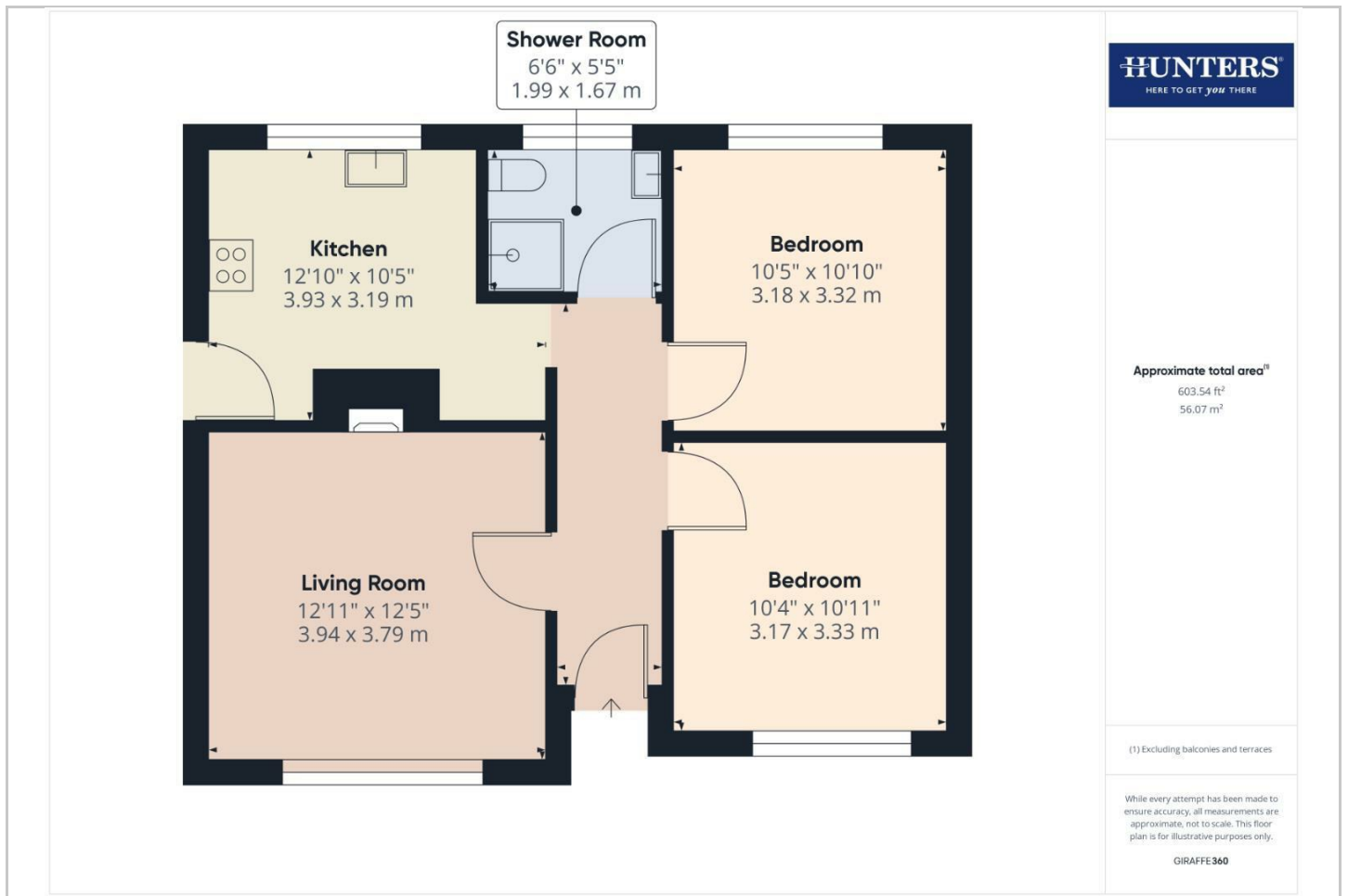
To the front of the property is a lawned garden with shrubs and trees to the borders. Off-road parking to the front and side elevations provides on-site parking for two vehicles, which could be adapted to accommodate further parking to the side of the property if required. The rear garden has been

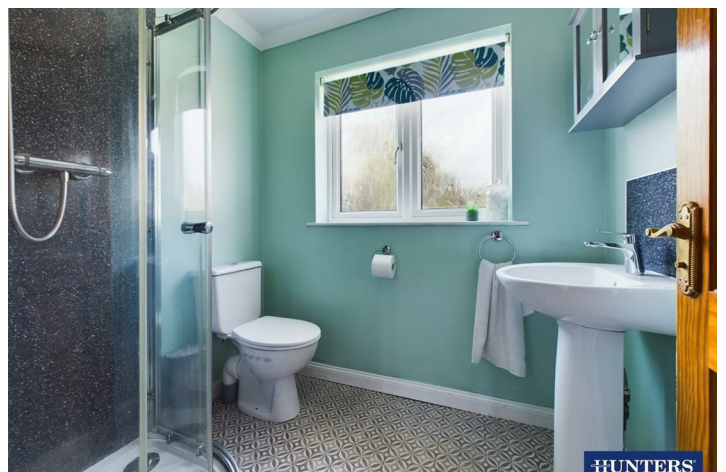
beautifully landscaped including a generous porcelain patio, lawned garden, borders to the side including plants and shrubs and a large garden shed. The garden shed is accessible via pedestrian door and includes power and lighting internally. Cold water tap to the rear elevation.

## WHAT3WORDS

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

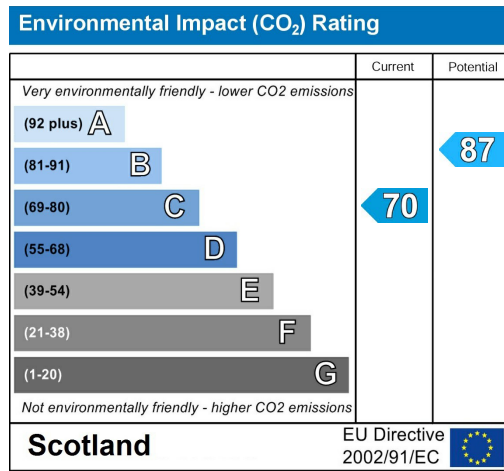
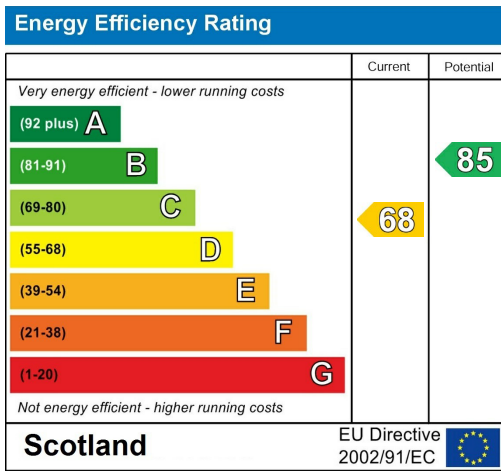
# Floorplan







### Energy Efficiency Graph

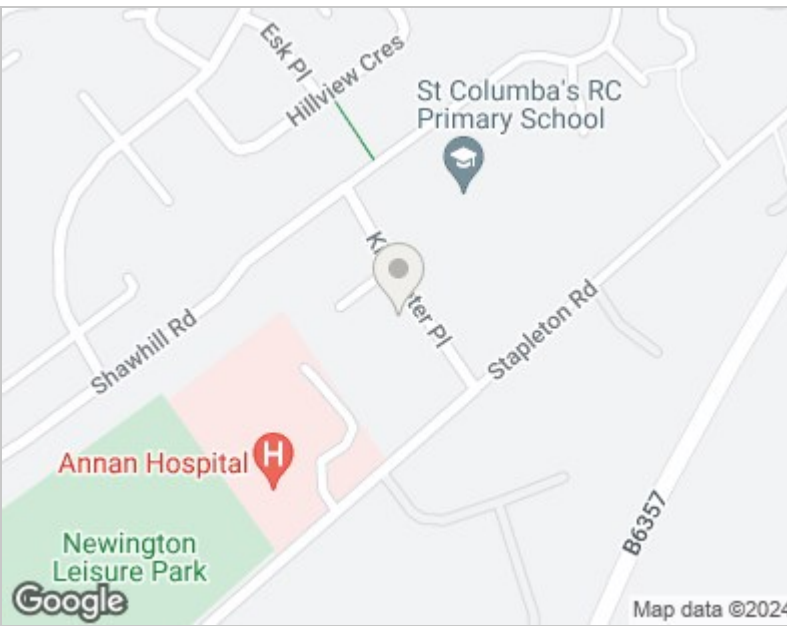


### Viewing

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.

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