



Seaforth Gardens

Annan, DG12 6UH

Offers Over £330,000



- Executive Detached Bungalow
- High Specification Kitchen with Integrated Appliances and Granite Worksurfaces
- Three Bedrooms with Master En-Suite
- Low-Maintenance Gardens
- Underfloor Heating Throughout with Amtico Flooring
- Impeccably Presented Throughout
- Spacious Living Room with Front Aspect
- Luxurious Shower Room & En-Suite
- Off-Road Parking & Detached Garage
- EPC - TBC

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Possibly one of the finest detached bungalows available on the market within Annan. Finished to an exceptional specification throughout boasting antico flooring, underfloor heating, electric blinds and granite worksurfaces. At the heart of this home is a beautifully presented open plan kitchen/diner/sunroom which overlooks the low maintenance rear garden, an exceptional space for entertaining. The kitchen itself is a true chefs paradise with high-specification integrated appliances. There are three well-proportioned bedrooms, the master with en-suite. Further to this there is a utility space and family walk in shower room. Stepping outside, there are beautifully presented gardens to the front and rear, generous resin bound driveway, garage and summerhouse. Do not delay – contact Hunters to schedule your viewing today!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, open plan kitchen/dining/sunroom, three bedrooms with master en-suite and a shower room internally. Externally there are low-maintenance gardens to the front and rear, off-road parking and a detached 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.

Tel: 01387 245898

HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, three bedrooms and shower room, built-in cupboard with single door, built-in cupboard with double doors, recessed spotlights and underfloor heating with individual room thermostat.

LIVING ROOM

Large double glazed window to the front aspect, double doors to the open plan kitchen/dining/sunroom, electric blinds and underfloor heating with individual room thermostat.

OPEN PLAN KITCHEN/DINING/SUNROOM

Kitchen Area:

A gloss and handleless fitted kitchen comprising a range of base, wall, drawer and tall units with matching granite worksurfaces and upstands above. Integrated NEFF 'slide & hide' oven, integrated NEFF microwave, integrated NEFF plate warmer, electric NEFF induction hob, Luxair extractor fan, integrated AEG dishwasher, space allowing an American fridge freezer, one bowl stainless steel Belfast sink with both a mixer tap and a FRANKE boiling and filtered water tap, recessed spotlights, electric blinds, underfloor heating with individual room thermostat, double glazed window to the rear aspect and internal door to the utility room and hallway.

Dining Area:

Internal double doors to the living room and recessed spotlights.

Sunroom Area:

Double glazed windows to two sides with double glazed French doors to the rear garden patio, electric blinds and recessed spotlights.

UTILITY ROOM

Fitted base, wall and tall units with matching stone worksurfaces and upstands above. Freestanding Miele washing machine, freestanding Miele tumble drier, wall-mounted and enclosed gas boiler, underfloor heating with individual room thermostat and an external door to the rear garden.

MASTER BEDROOM

Double glazed window to the front aspect, electric blinds, extensive fitted wardrobes, underfloor heating with individual room thermostat and an internal door to the en-suite.

MASTER EN-SUITE

Three piece suite comprising a wall-mounted WC, vanity unit wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded

walls, recessed spotlights, extractor fan, towel radiator and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the rear aspect, electric blinds, fitted wardrobes and underfloor heating with individual room thermostat.

BEDROOM THREE

Double glazed window to the front aspect, electric blinds, built-in cupboard and underfloor heating with individual room thermostat.

SHOWER ROOM

Three piece suite comprising a wall-mounted WC, vanity unit wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded walls, recessed spotlights, extractor fan, electric blind, towel radiator and an obscured double glazed window.

EXTERNAL

Front Elevation:

A resin-bound driveway allows off-road parking for multiple vehicles, which extends to the side of the property with double gates to the rear garden and detached garage. Additionally to the front of the property is a raised floral border and external electricity socket.

Rear Elevation:

A generous resin-bound area with low-maintenance borders and pergola area. Directly outside the sunroom French doors is a tiled seating area, which is ramp accessible from the side driveway into the utility room. Within the rear garden is a substantial timber summerhouse benefitting from power and lighting internally. Within the rear garden is an external electricity socket and cold water tap.

GARAGE

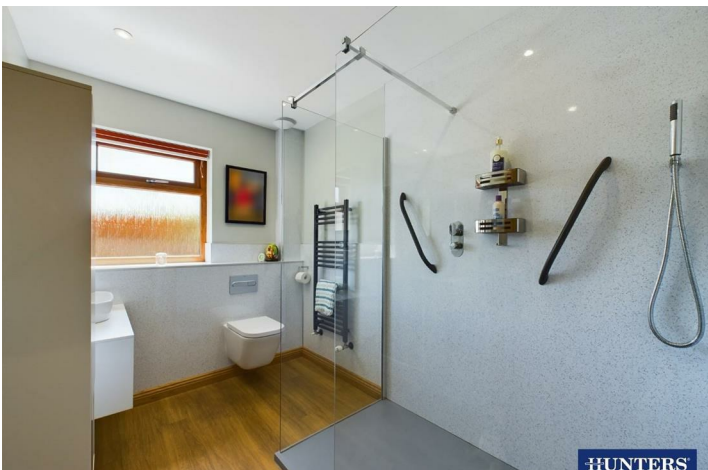
Electric garage door, pedestrian access door, power and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - difficult.spoons.schematic

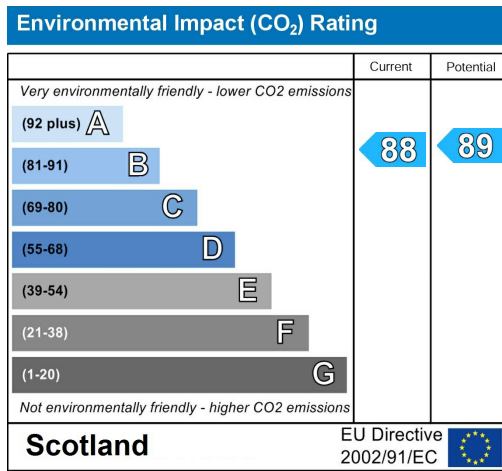
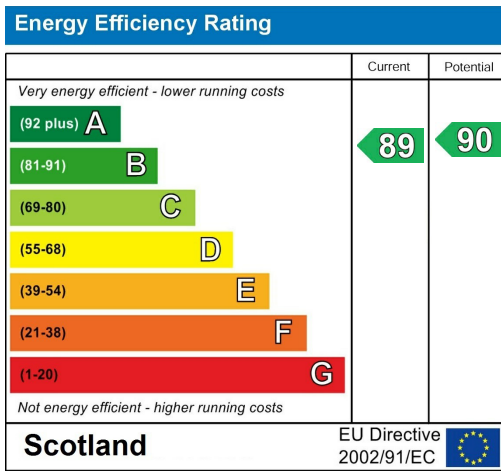
Floorplan







Energy Efficiency Graph

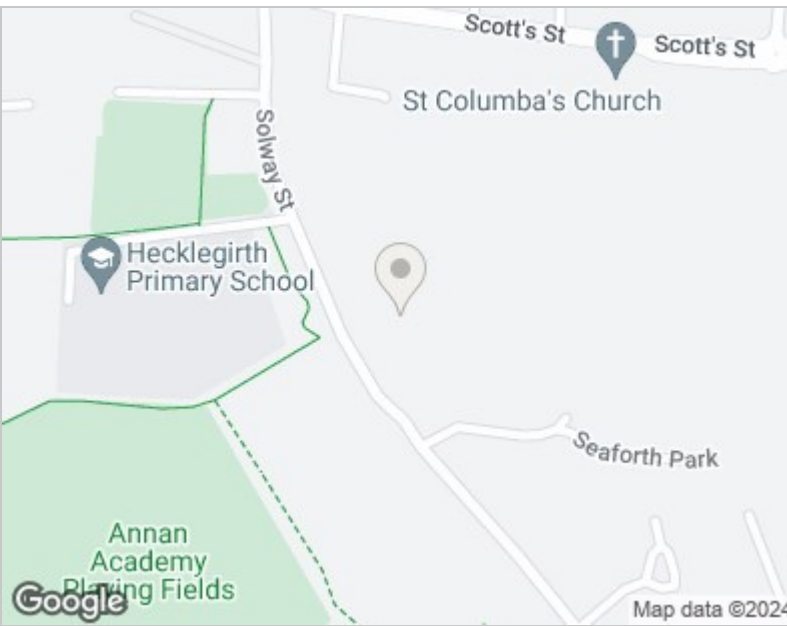


Viewing

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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