



**Port Street, Annan**  
, DG12 6BH

**Offers Over £125,000**



# Port Street, Annan

## DESCRIPTION

We are delighted to present to the market this double fronted, mid terrace house situated within a 5 minute walk of Annan High Street and Annan River. The property is in a walk-in condition, boasting versatile and spacious accommodation with a well established, walled rear garden. The property would make an excellent home for first time buyers and young families. A viewing comes highly recommended. No Onward Chain.

The accommodation briefly comprises: entrance hall, living room, family room/bedroom 3, 4 piece bathroom, contemporary kitchen and conservatory overlooking the rear garden. To the first floor is a landing with two double bedrooms one with a walk in storage room/wardrobe, Externally the property has a walled, low maintenance garden. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - B.

Located in the heart of Annan, the property enjoys excellent access to a wealth of amenities. Within Annan itself you have an array of local 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.



# ROOMS

## Ground Floor

### Entrance Hall

Approached through glazed external door with built in storage cupboard.

### Living Room

15'2" x 13'5"

Front facing reception room with window to the front elevation, with radiator and feature fire place.

### Inner Hallway

### Bedroom 3/ Family Room

15'4" x 11'7"

Front facing with window to the front elevation and radiator.

### Bathroom

12'4" x 8'3"

Incorporating 4 piece suite comprising of free standing bath, walk in shower area with mains shower, built in vanity areas with sink unit and WC. Window to the rear elevation and heated towel rail.

### Kitchen

11'4" x 9'11"

Incorporating fitted base and wall units with complimentary worksurface over, 1.5 drainer sink unit,, space for a cooker with extractor unit above, space for a washing machine. Radiator.

### Conservatory

10'10" x 8'3"

Overlooking the rear garden with patio sliding door.

## First Floor

### Landing

With loft access and window.

### Bedroom 1

15'4" x 12'11"

Front facing bedroom with window to the front elevation, built in storage cupboard housing the central heating boiler and radiator. Inner hall leading into a storage area (12'8" x 7').

### Bedroom 2

15'2" x 11'10"

Front facing bedroom with window to the front elevation and radiator.

### Externally

The property is benefiting from a low maintenance, well established rear garden with laid paving, decking sitting area, laid shillies and shrubbery flower beds.



GROUND FLOOR



1ST FLOOR





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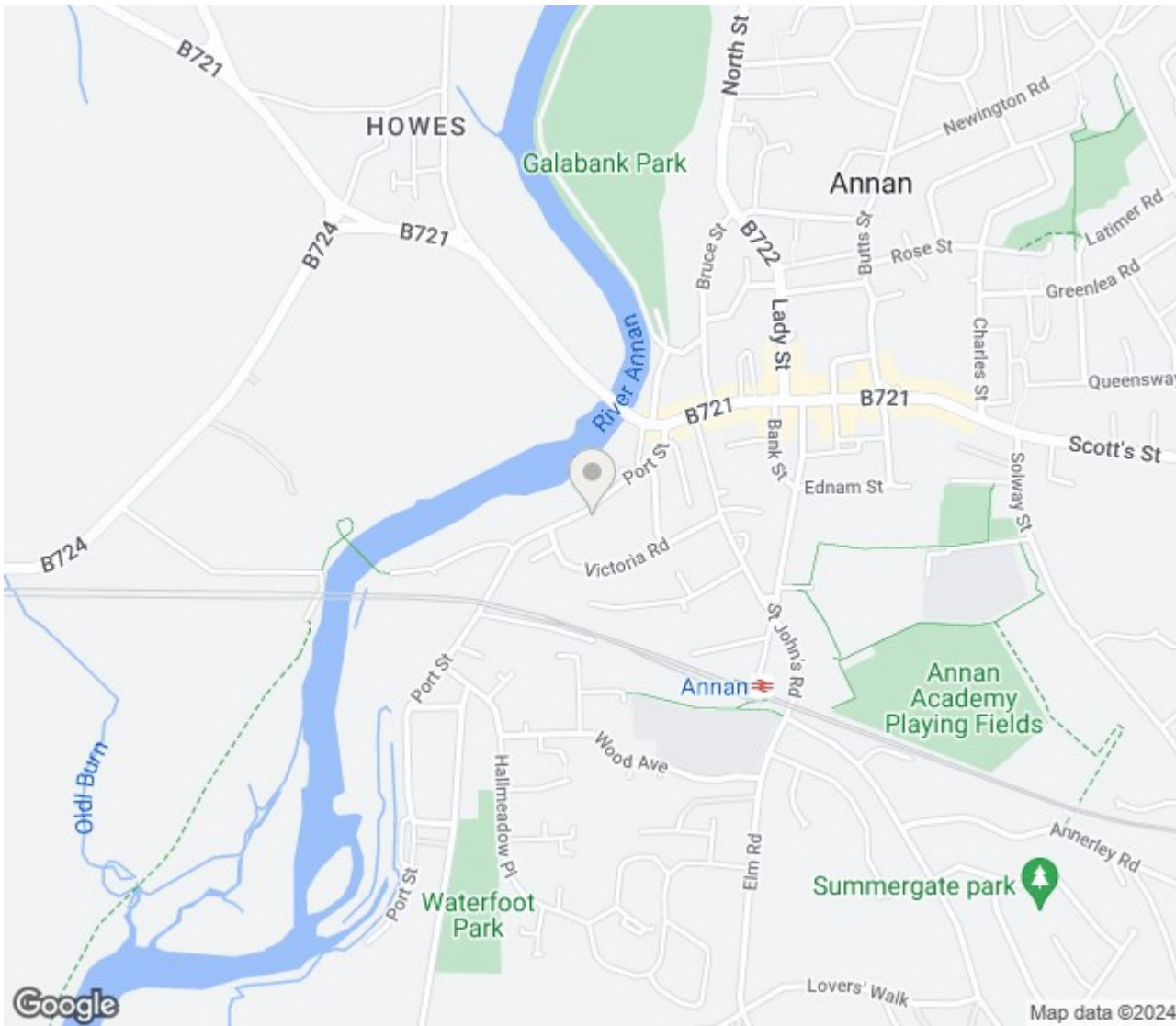
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## ENERGY PERFORMANCE CERTIFICATE

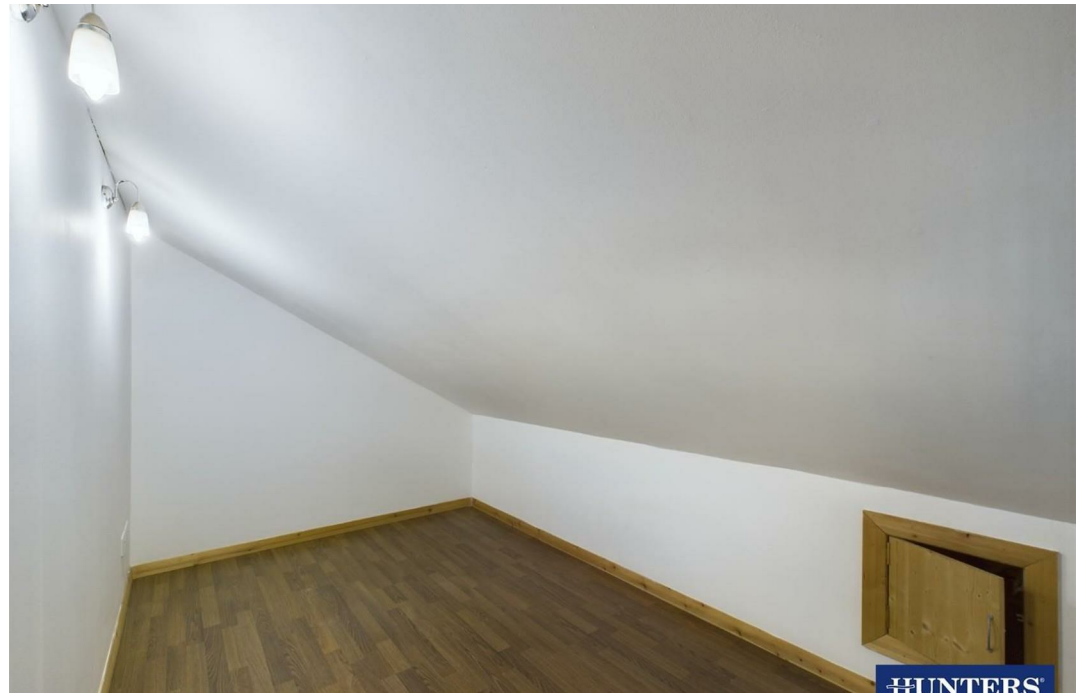
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive	

### 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.

**Bridgend, High Street, Annan | 01387 245 898 | [centralhub@hunters.com](mailto:centralhub@hunters.com)**









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.

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