



## Annan Road

Eastriggs, DG12 6NJ

Offers Over £160,000



- Semi-Detached Bungalow
- Ready for the New Owners Finishing Touches
- Spacious Living Room with Front Aspect
- Underfloor Heating Throughout
- Generous Rear Garden with Large Patio

- Fully Renovated Throughout
- Contemporary Kitchen with French Doors
- Three Bedrooms
- Ample Off-Road Parking
- EPC - C

# Annan Road

Eastriggs, DG12 6NJ

Offers Over £160,000



Having undergone a full renovation throughout and simply ready for the new owners to add the finishing touches, this is truly a wonderful opportunity to purchase a property that you would be proud to call home. Located within the centre of Eastriggs and within walking distance of the towns amenities and transport links, the semi-detached bungalow boasts features including a contemporary kitchen, underfloor heating throughout and generous external space including a large driveway and rear garden. Being sold with no onward chain, a viewing is imperative to appreciate.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance hall, hallway, living room, dining kitchen, three bedrooms and bathroom internally. Externally there is a generous garden to the rear, off-road parking to the side and a front forecourt. EPC - TBC and Council Tax Band - B.

Located within the centre of Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

## ENTRANCE HALL

Entrance door from the front, internal door to the hallway and a built-in cupboard with double doors.

## HALLWAY

Internal doors to the living room, dining kitchen, three bedrooms and bathroom, individual room thermostat, loft access point and a double glazed Velux window.

## LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect and an individual room thermostat.

## DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, space for a washing machine, space for a fridge freezer, individual room thermostat, double glazed window to the rear aspect and double glazed French doors to the rear garden.

## BEDROOM ONE

Double glazed French doors to the rear garden and an individual room thermostat.

## BEDROOM TWO

Double glazed window to the front aspect and an individual room thermostat.

## BEDROOM THREE

Double glazed window to the rear aspect and an individual room thermostat.

## BATHROOM

Three piece suite comprising WC, pedestal wash hand basin and bath with hand shower attachment. Extractor fan and a double glazed Velux window.

## EXTERNAL

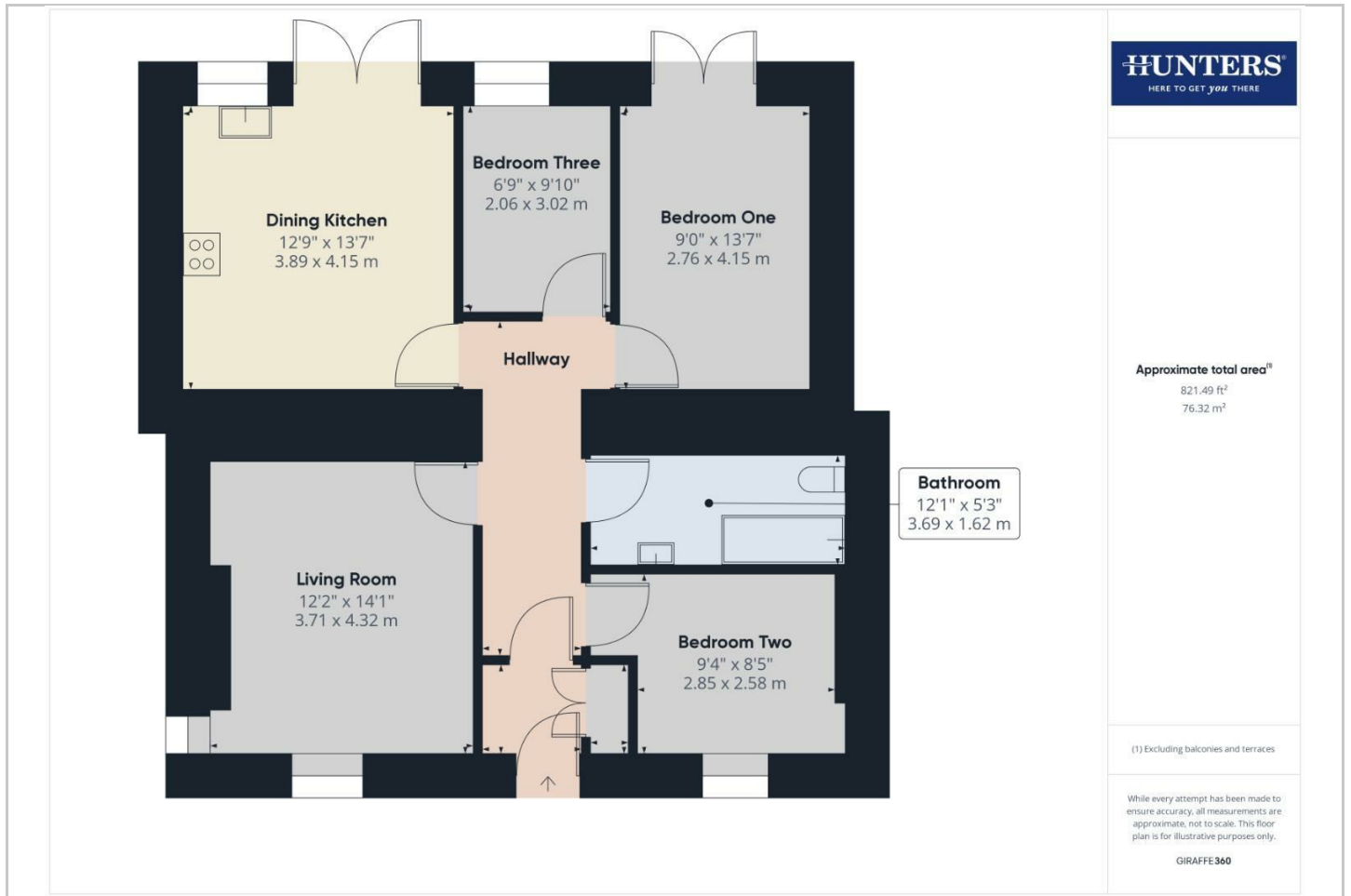
To the rear of the property is a lawned garden with mature trees and shrubs, along with a generous paved seating area directly outside the French doors of the dining kitchen and bedroom one.

Off-road parking for multiple vehicles is available to the side of the property. A walled forecourt to the front.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - unto.tram.darts

# Floorplan



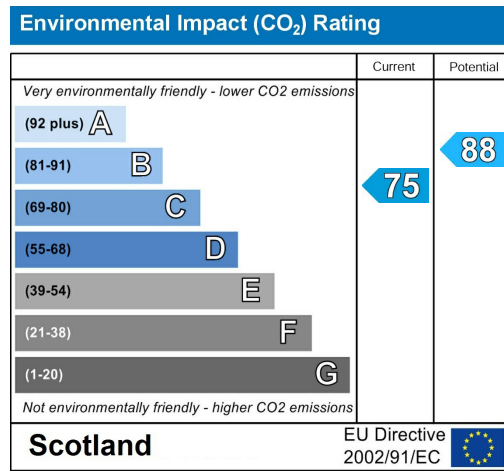
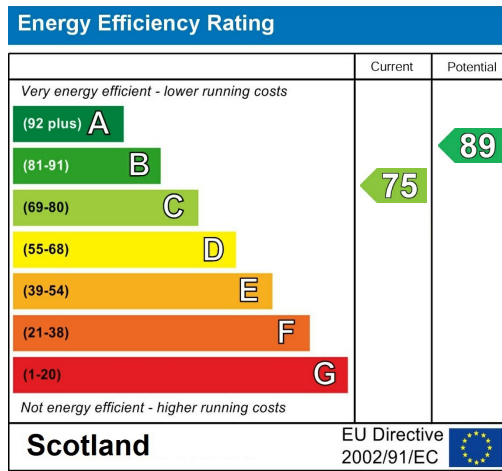








## Energy Efficiency Graph

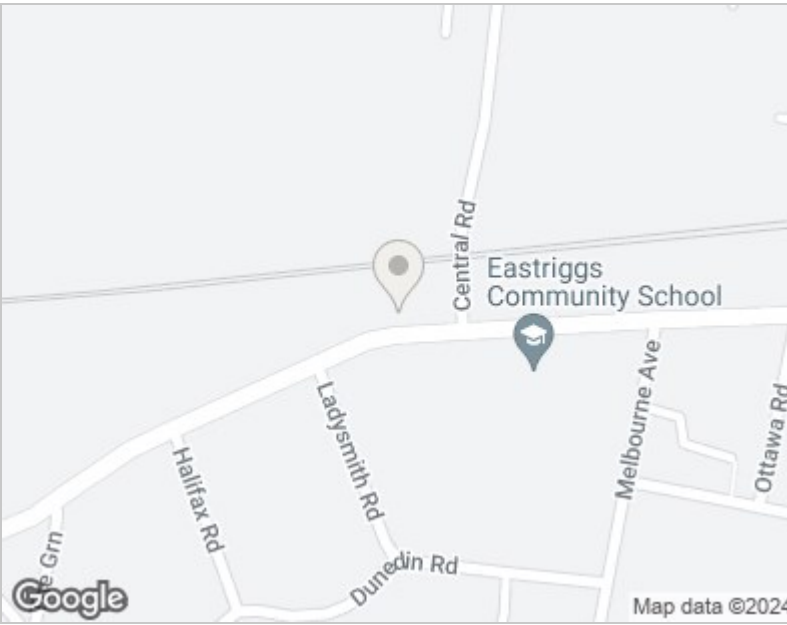


## Viewing

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



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HERE TO GET YOU THERE



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

