



## Nursery Place

Annan, DG12 5DD

Offers Over £200,000



- Extended Semi-Detached House
- Perfect for Young & Growing Families
- Modern High-Gloss Kitchen
- Upstairs Shower Room & Downstairs Shower Room
- Off-Road Parking & Large Garage (Possibility to Convert, Subject to Permissions)
- Abundance of Space Internally
- Living Room & Family Room
- Five Bedrooms with Two En-Suites
- Low-Maintenance Gardens plus Large Outbuilding
- EPC - C

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PROPERTY LAUNCH - Saturday 27th July between 10am and 11:30am. Contact Hunters to schedule your private viewing.

A unique opportunity for young and growing families to purchase an extended, two reception, five bedroom, four bathroom, integral garage and off-road parking, semi-detached house, located only a two minutes walk from Annan town centre. There are truly no compromises with this home as the extensive accommodation offers everything a modern family may require, along with the possibility of further development should you wish to convert the garage. A viewing is imperative to appreciate the location, space and flexibility of this wonderful family home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen, family room and shower room to the ground floor with a landing, five bedrooms, two en-suites and a family shower room on the first floor. Externally there is a low-maintenance garden and integral garage to the front and an enclosed rear garden with an additional off-road parking space and outbuilding to the rear. EPC - C and Council Tax Band - C.

Conveniently situated close to Annan town centre, 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.

## ENTRANCE HALL

Entrance door from the front, internal door to the hallway and a built-in cloakroom cupboard with radiator internally.

## HALLWAY

Internal door to the living room, stairs to the first floor landing and a radiator.

## LIVING ROOM

Double glazed window to the front aspect, radiator and an internal door to the kitchen.

## KITCHEN

Fitted high-gloss kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and splashbacks above. Integrated eye-level double oven with grill, electric hob, extractor unit, integrated microwave, integrated fridge freezer, integrated tall freezer, wall-mounted and enclosed gas boiler, space and plumbing for a washing machine, space and plumbing for a dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, designer vertical radiator, under-stairs cupboard, two double glazed windows to the rear aspect, internal door to the shower room and an opening to the family room.

## FAMILY ROOM

Double glazed window to the rear aspect, double glazed French doors to the rear garden, recessed spotlights and a radiator.

## SHOWER ROOM

Three piece suite comprising a WC, vanity wash hand basin and a shower enclosure with mains shower. Fully-boarded walls, chrome towel radiator, extractor fan and recessed spotlights.

## LANDING

Stairs up from the ground floor, internal doors to five bedrooms and shower room, sun tunnel and loft access point.

## MASTER BEDROOM

Double glazed window to the front aspect, radiator, recessed spotlights, built-in wardrobe and an internal door to the en-suite.

## MASTER EN-SUITE

Three piece suite comprising a WC and wash hand basin combination unit and a shower enclosure with electric shower unit. Part-boarded walls, towel radiator, recessed spotlights, extractor fan, sun tunnel and an illuminated mirror.

## BEDROOM TWO

Double glazed window to the rear aspect, radiator and a sliding door to the en-suite.

## BEDROOM TWO EN-SUITE

Three piece suite comprising a WC and wash hand basin combination unit and a shower enclosure with electric shower unit. Part-boarded walls, designer vertical radiator, recessed spotlights, extractor fan and an illuminated mirror.

## BEDROOM THREE

Double glazed window to the rear aspect and radiator.

## BEDROOM FOUR

Double glazed window to the front aspect and radiator.

## BEDROOM FIVE

Double glazed window to the front aspect, radiator and a small over-stairs open storage space.

## SHOWER ROOM

Three piece suite comprising a WC and wash hand basin combination unit and a shower enclosure with electric shower unit. Part-boarded walls, chrome towel radiator and an obscured double glazed window.

## EXTERNAL

To the front of the property is a double gated, block-paved garden area which provides access to the integral garage and front door. The rear garden is low-maintenance complete with artificial lawn and a concrete hardstanding area, which benefits double gates to the side elevation. Cold water tap to the rear elevation. The brick outbuilding includes power and lighting internally and is accessible via a metal roller door.

## GARAGE

Accessible via a manual up and over garage door, with power, lighting and a radiator internally. Subject to relevant permissions, this space could be developed to become further living accommodation.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - rinses.bothered.impresses

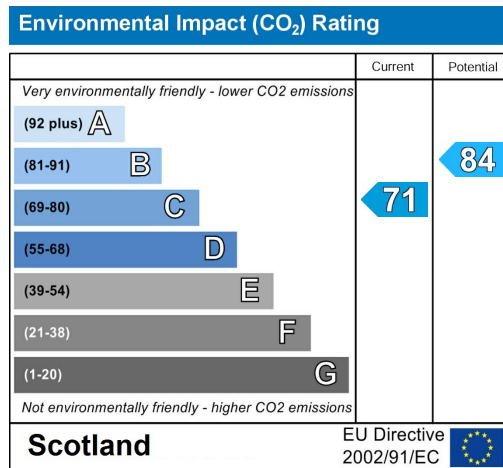
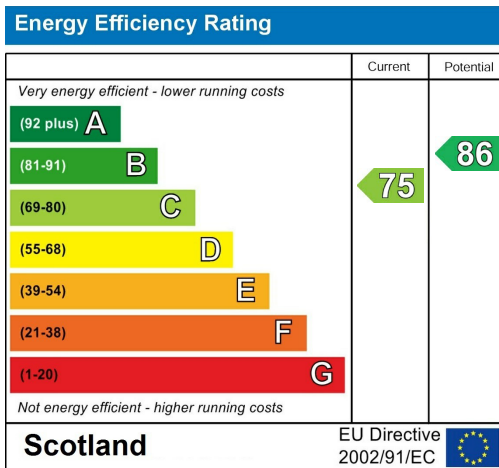
# Floorplan







## Energy Efficiency Graph

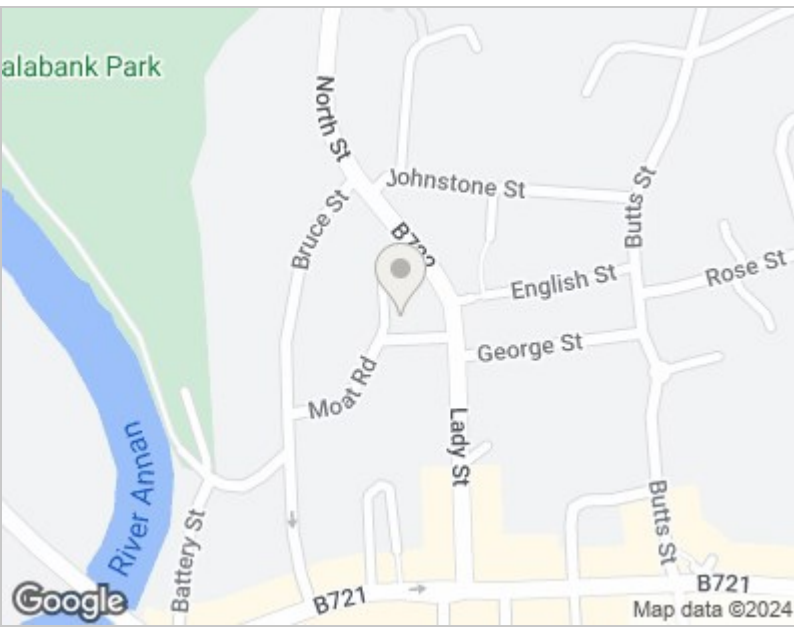


## Viewing

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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