



Newington Road

Annan, DG12 5JB

Offers Over £115,000



- Mid-Terraced House
- Bay-Fronted Living Room
- Conservatory with Garden Outlook
- Three Double Bedrooms
- On-Street Parking

- Conveniently Located within Annan
- Dining Kitchen
- Downstairs Shower Room
- Low-Maintenance Front & Rear Gardens
- EPC - D

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Property launch on Wednesday 7th August between 1pm - 2;30pm, please contact Hunters to schedule your viewing.

An excellent opportunity for first time buyers and families to purchase this three double bedroom mid-terraced home with conservatory, located within a short walk of Newington Primary School and the town centre. The property is well presented throughout however offers excellent scope for the new owners to add their personal touches over time. Being sold with no ongoing chain, a viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, conservatory and shower room to the ground floor with a landing and three double bedrooms to the first floor. Externally there are gardens to the front and rear with on-street parking. 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 the town 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, internal doors to the living room, kitchen and shower room, stairs to the first floor landing, under-stairs cupboard, built-in cupboard and a radiator.

LIVING ROOM

12'8" x 12'5" (3.86m x 3.78m)

Double glazed bay window to the front aspect, radiator and a gas fire. Measurements not including the bay.

DINING KITCHEN

12'8" x 8'10" (3.86m x 2.69m)

Fitted base and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, gas hob, extractor unit, integrated fridge freezer, one bowl stainless steel sink with mixer tap, radiator, internal single glazed window to the conservatory and an internal door to the conservatory.

CONSERVATORY

12'6" x 11'0" (3.81m x 3.35m)

Double glazed windows to two sides with double glazed French doors to the rear garden, tiled flooring and a cupboard with space for a tumble drier and plumbing for a washing machine internally. Measurements to the maximum points.

SHOWER ROOM

6'4" x 5'7" (1.93m x 1.70m)

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

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, wall-mounted gas boiler, loft access point and a double glazed window to the rear aspect.

BEDROOM ONE

15'5" x 9'0" (4.70m x 2.74m)

Two double glazed windows to the rear aspect, fitted wardrobes, built-in cupboard and a radiator.

BEDROOM TWO

12'5" x 8'11" (3.78m x 2.72m)

Double glazed window to the front aspect, two built-in cupboards and a radiator.

BEDROOM THREE

10'11" x 6'9" (3.33m x 2.06m)

Double glazed window to the front aspect, built-in over-stairs cupboard and a radiator.

EXTERNAL

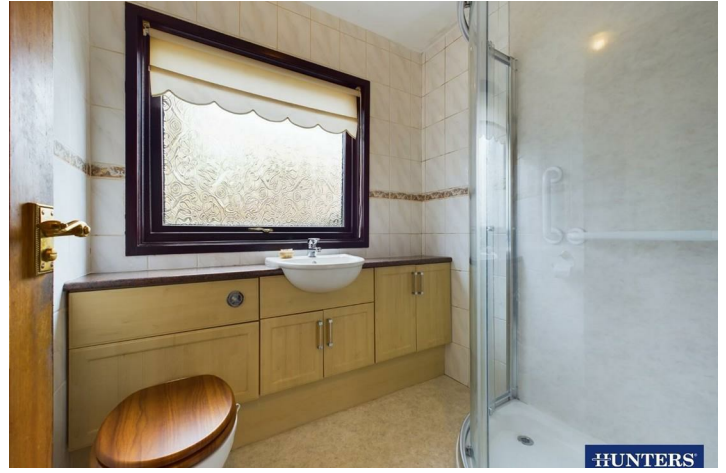
To the front of the property is a low-maintenance garden with mature floral and shrub borders. A shared access pathway from the front pavement with passageway to the rear elevation. The rear garden is enclosed, low maintenance and benefitting a paved seating area, timber garden shed and external cold water tap.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - clips.decks.flitting

Floorplan

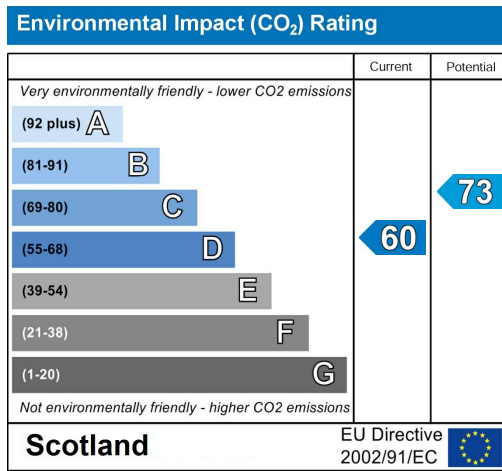
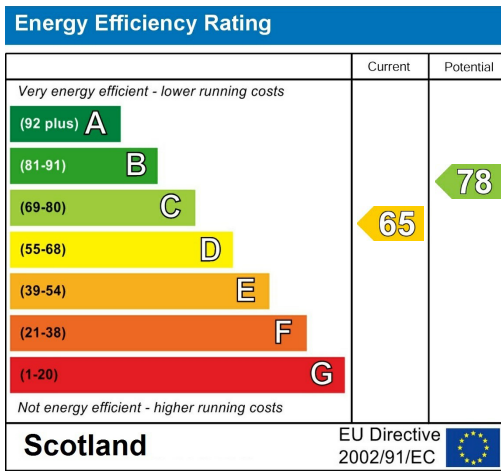






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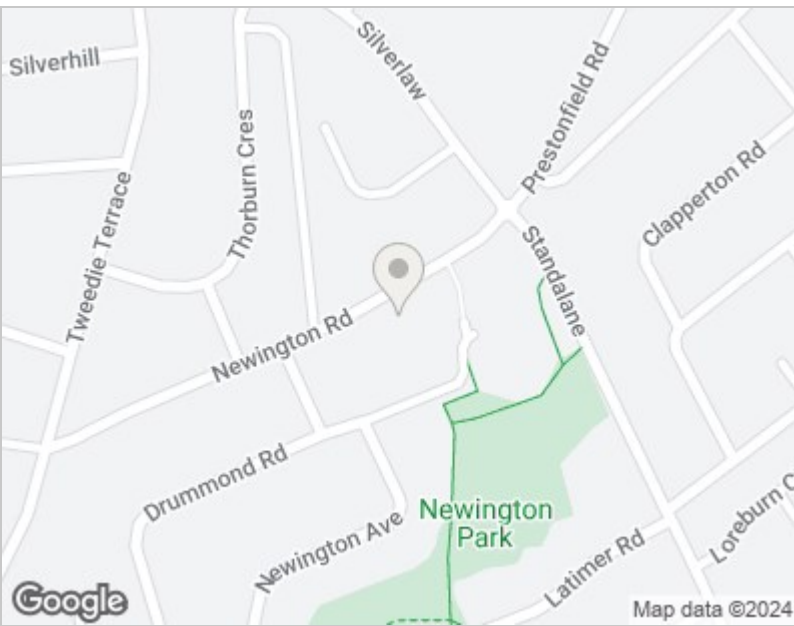
Energy Efficiency Graph



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



HUNTER
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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