



Hospital Road

Annan, DG12 5JF

Offers Over £150,000

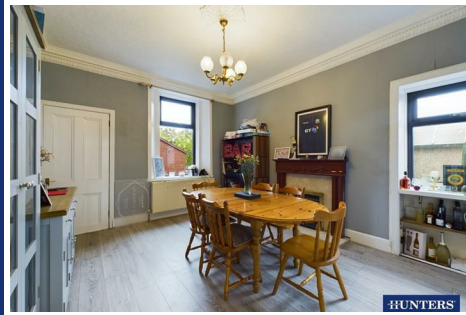


- Semi-Detached House
- Light & Airy Accommodation
- Living Room, Dining Room & Kitchen
- First Floor Bathroom & Downstairs WC/Cloakroom
- Gas Central Heating & Double Glazing
- Excellent Plot with Large Rear Garden
- Flows Nicely between all Principal Rooms
- Three Bedrooms
- Off-Road Parking & Garage with Potential to Extend/Develop Further (STP)
- EPC - D

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This three bedroom, two reception semi-detached house with garage is ideally placed within Annan enjoying easy access to a range of amenities including Newington Primary School. The property boasts a light and airy interior with an excellent layout that flows nicely between all principal rooms. The gardens are what sets this property aside from the others, a superb rear garden offering excellent space for outdoor living and entertaining, with the additional benefit of an attached garage and off-road parking, which subject to relevant permissions, could be developed to extend the living accommodation or add additional parking. Don't miss out, contact Hunters today to schedule your viewing appointment.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, dining room, kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally there are gardens to the front and rear with off-road parking and an attached garage. EPC - D and Council Tax Band - D.

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.

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and tiled flooring.

HALLWAY

Internal doors to the living room, dining room and WC/cloakroom, stairs to the first floor landing and under-stairs storage cupboard.

LIVING ROOM

13'7" x 13'4" (4.14m x 4.06m)

Double glazed window to the front aspect, radiator, inglenook wood-burning stove and double doors to the dining room.

DINING ROOM

14'5" x 11'11" (4.39m x 3.63m)

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator and an internal door to the kitchen.

KITCHEN

11'10" x 8'8" (3.61m x 2.64m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, radiator, two obscured double glazed windows and an external door to the rear garden.

WC/CLOAKROOM

5'4" x 3'11" (1.63m x 1.19m)

Two piece suite comprising a WC and wash hand basin. Recessed spotlight.

LANDING

Stairs up from the ground floor hallway with a split-level landing, internal doors to three bedrooms and bathroom, radiator and a skylight window.

BEDROOM ONE

13'7" x 13'4" (4.14m x 4.06m)

Double glazed window to the front aspect and radiator.

BEDROOM TWO

14'5" x 11'11" (4.39m x 3.63m)

Double glazed window to the rear aspect, radiator, built-in cupboard housing the wall-mounted gas boiler. Measurements to the maximum points.

BEDROOM THREE

12'8" x 6'2" (3.86m x 1.88m)

Double glazed Velux window, radiator and loft access point.

BATHROOM

9'6" x 7'4" (2.90m x 2.24m)

Four piece suite comprising a WC and wash hand basin combination unit, bath and a shower enclosure with mains shower. Part-tiled walls, radiator, built-in cupboard and an obscured double glazed window.

EXTERNAL

Driveway/Parking:

To the front of the property is off-road parking for two vehicles, with further access from here into the attached single garage. A side gate allows pedestrian access to the rear garden.

Rear Garden:

Comprising of a large lawned garden with mature trees, with the additional benefit of a decked seating area, concrete hardstanding area, two timber garden sheds and an attached lean-to brick outbuilding. External cold water tap to the rear elevation.

GARAGE

15'6" x 8'2" (4.72m x 2.49m)

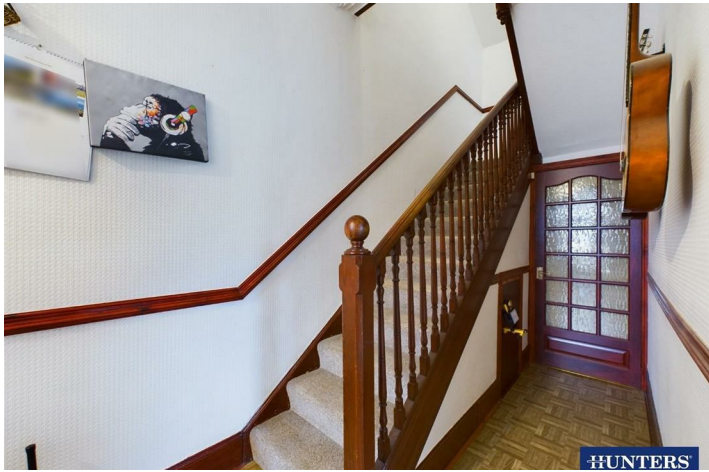
Manual up and over garage door to the front driveway, pedestrian access door and window.

WHAT3WORDS

For the location of this property please visit the **W h a t 3 W o r d s A p p a n d e n t e r - s n e e z i n g . b y s t a n d e r . w e a n e d**

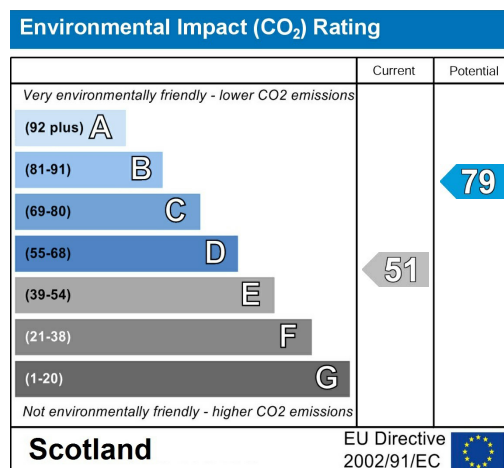
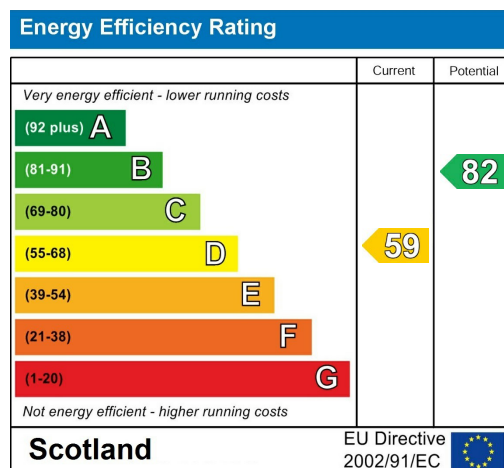
Floorplan







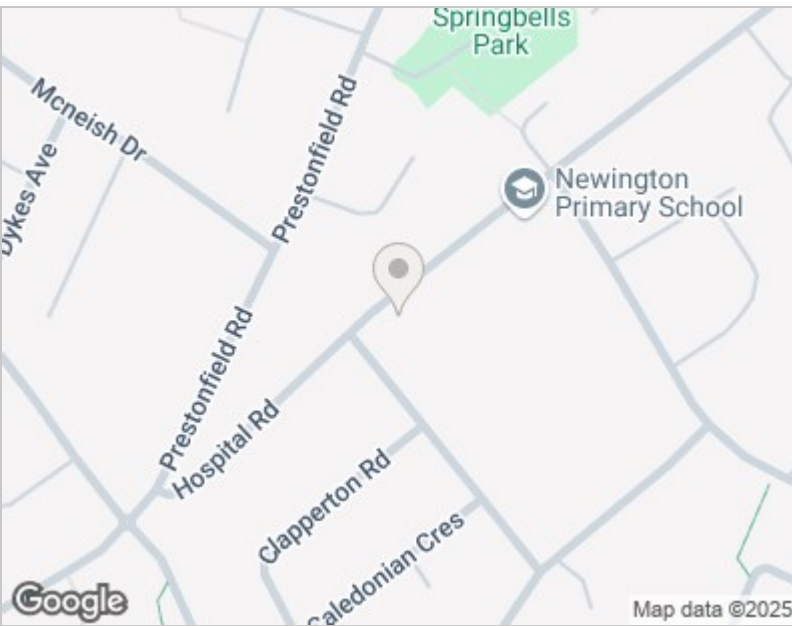
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland 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.

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

