

# HUNTERS®

HERE TO GET *you* THERE



## Moat Road

Annan, DG12 5DE

Offers Over £72,000



- Deceptively Spacious Mid-Terraced Cottage
- Moments from Annan Town Centre
- Galley Kitchen with Yard Access
- First Floor Bathroom with Separate WC
- On-Street Parking

- In Requirement of Modernisation & Refurbishment
- Living Room & Dining Room
- Two Double Bedrooms
- Low-Maintenance Rear Yard
- EPC - D

Tel: 01387 245898

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NO CHAIN - An excellent opportunity to purchase a deceptively spacious two reception, two bedroom mid-terraced cottage, located moments from Annan town centre. The cottage is currently unmodernised however this allows the new incoming purchaser to complete and upgrade the property to their personal requirements and specifications. The cottage is benefitting a low-maintenance garden to the rear and on-street parking to the front making the property desirable to a wide range of purchasers. Contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, dining room and kitchen to the ground floor with a landing, two double bedrooms, bathroom and WC to the first floor. Externally there is a yard to the rear and on-street parking to the front. EPC - D and Council Tax Band - D.

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

3'5" x 3'2" (1.04m x 0.97m)

Entrance door from the front, internal door to the hallway and tiled flooring with wipe-mat.

## HALLWAY

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

## LIVING ROOM

13'1" x 11'11" (3.99m x 3.63m)

Double glazed window to the front aspect, radiator and a fireplace. Measurements to the maximum points.

## DINING ROOM

13'1" x 11'1" (3.99m x 3.38m)

Double glazed window to the rear aspect, radiator, fireplace, built-in display cabinet with double doors, internal sliding door to the kitchen and an under-stairs cupboard with shelving and lighting internally.

## KITCHEN

11'0" x 7'0" (3.35m x 2.13m)

Two double glazed windows to the rear aspect and an external door to the rear yard.

## LANDING

Split-level landing with stairs up from the ground floor, internal doors to two bedrooms, bathroom and WC, loft access point and a double glazed Velux window.

## BEDROOM ONE

14'6" x 13'1" (4.42m x 3.99m)

Double glazed window to the front aspect, radiator and a built-in wardrobe with double doors.

## BEDROOM TWO

13'2" x 10'0" (4.01m x 3.05m)

Double glazed window to the rear aspect and radiator.

## BATHROOM

7'6" x 7'3" (2.29m x 2.21m)

Two piece suite comprising a pedestal wash hand basin and bath with hand shower attachment. Part-tiled walls, radiator, obscured double glazed

window and a fitted cupboard housing the wall-mounted gas boiler.

## WC

3'9" x 3'1" (1.14m x 0.94m)

WC and an obscured double glazed window.

## EXTERNAL

To the rear of the property is a low-maintenance yard area, benefitting a hardstanding area directly outside the kitchen, a raised paved seating area with border and a brick outbuilding. The rear yard area is separated in two by a shared pathway which allows access back to the front of the property. On-street parking to the front.

## WHAT3WORDS

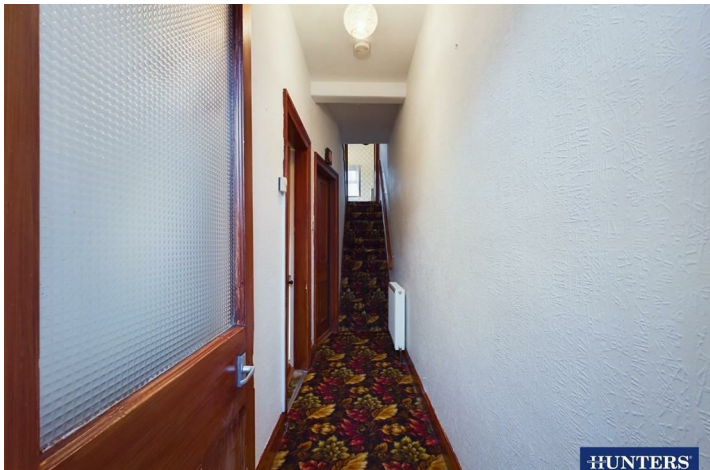
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/massaged.nozzle.canines) and enter - massaged.nozzle.canines



Floorplan



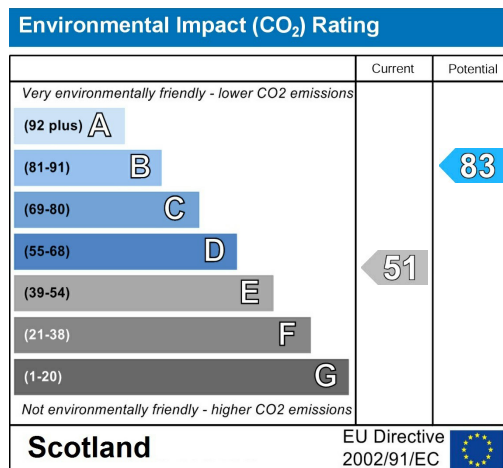
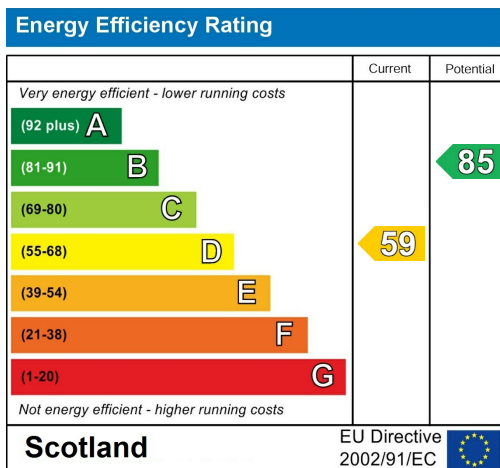








## Energy Efficiency Graph

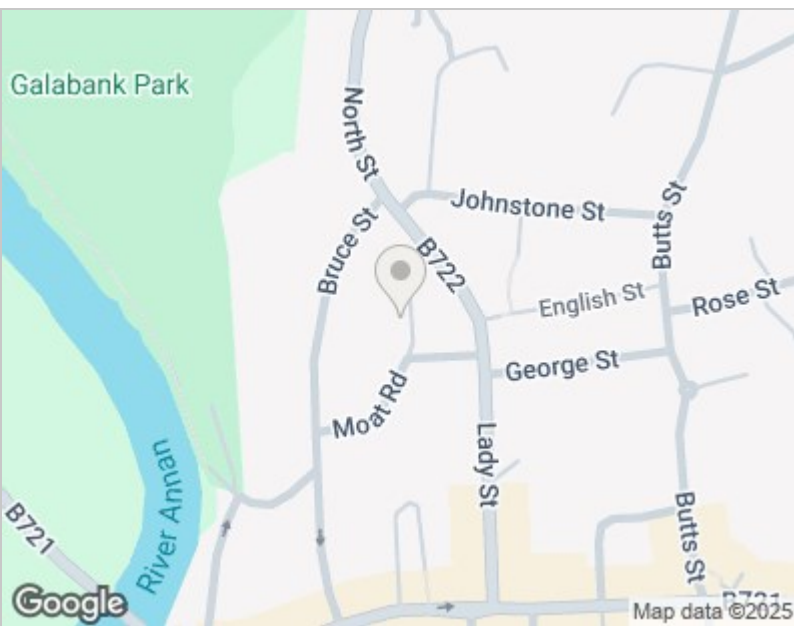


## Viewing

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



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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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