



Princes Avenue

Annan, DG12 5LA

Offers Over £115,000



- Modern Mid-Terraced House
- Beautifully Presented Throughout
- Spacious Dual-Aspect Living Room
- Three-Piece Family Bathroom
- Ideal for First Time Buyers & Young Families

- Situated Centrally within Annan
- Contemporary Dining Kitchen
- Three Bedrooms
- Front & Rear Gardens
- EPC - C

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VERBAL OFFER ACCEPTED

This three bedroom mid-terraced house is beautifully presented throughout and will be most appealing to first time buyers, young families and downsizers. Internally the home boasts a spacious and dual aspect living room and a beautiful cream-gloss dining kitchen, both providing a wonderful space for living and entertaining. Up on the first floor, two double and one single bedroom plus a spacious three-piece family bathroom complete the accommodation. Stepping outside, the property has a generous rear garden which boasts a large paved seating area and lawn, along with the addition of a low-maintenance front garden. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing, briefly comprises an entrance hall, living room, dining kitchen and side hallway to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally there is gardens to the front and rear. EPC - C 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.

Tel: 01387 245898

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator and stairs to the first floor landing.

LIVING ROOM

19'7" x 10'5" (5.97m x 3.18m)

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators and an internal door to the dining kitchen. Measurements to the maximum points.

DINING KITCHEN

14'3" x 11'7" (4.34m x 3.53m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven, integrated microwave, electric hob, extractor unit, integrated fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, one and a half bowl stainless steel sink with mixer tap, food disposal unit, wall-mounted and enclosed gas boiler, recessed spotlights, under-counter lighting, plinth lighting, radiator, small under-stairs cupboard with double doors, double glazed window to the rear aspect, internal door to the side hallway and an external door to the rear garden. Measurements to the maximum points.

SIDE HALLWAY

5'11" x 5'0" (1.80m x 1.52m)

External door to the front garden and a radiator.

LANDING

Stairs up from the ground floor entrance hall and internal doors to three bedrooms and family bathroom.

BEDROOM ONE

11'4" x 10'4" (3.45m x 3.15m)

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

BEDROOM TWO

11'0" x 8'0" (3.35m x 2.44m)

Double glazed window to the rear aspect, radiator and an open-wardrobe area.

BEDROOM THREE

11'4" x 5'11" (3.45m x 1.80m)

Double glazed window to the front aspect, radiator and two cupboards.

FAMILY BATHROOM

8'6" x 5'6" (2.59m x 1.68m)

Three piece suite comprising a WC, pedestal wash hand basin and P-shaped bath with electric shower over. Part-boarded walls, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL

Front Garden:

Gravelled front garden with a paved pathway and gate from the front pavement. On-street parking is available within Princes Avenue.

Rear Garden:

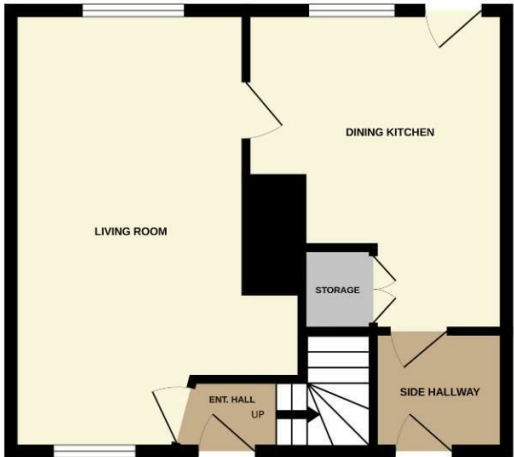
Enclosed rear garden benefitting a large paved seating area, lawned garden and timber garden shed.

WHAT3WORDS

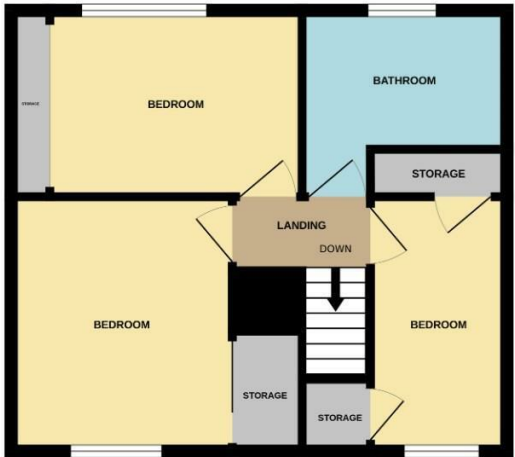
For the location of this property please visit the [What 3 Words App](#) and enter - icebergs.supposing.piano

Floorplan

GROUND FLOOR



1ST FLOOR



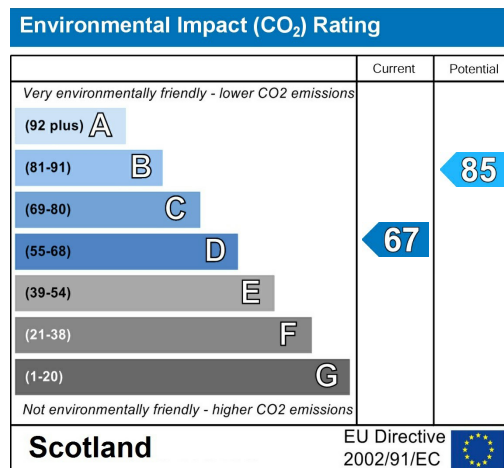
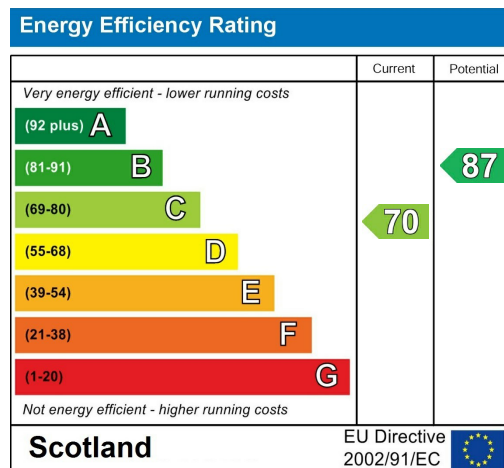
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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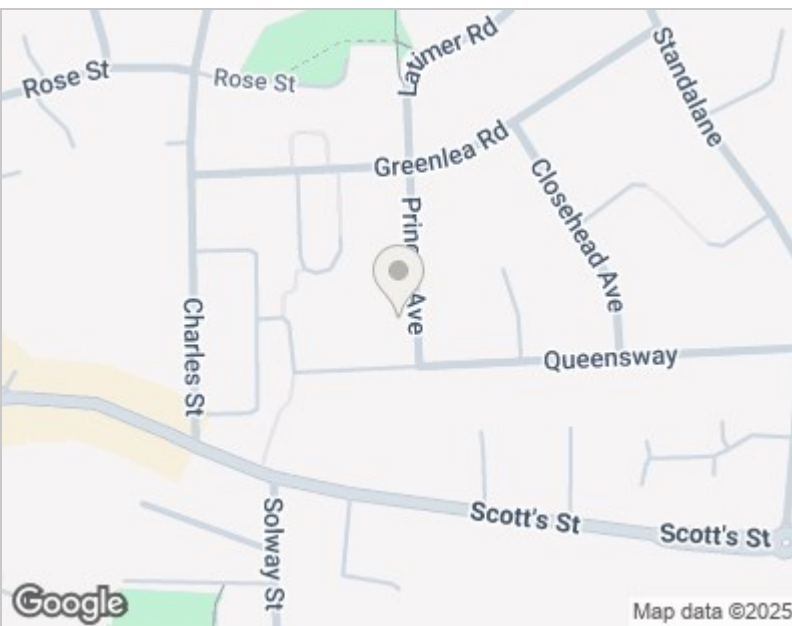
Energy Efficiency Graph



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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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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