



Keswick Place, , Annan, DG12 6QY

Offers Over £115,000

- An Immaculate, Walk in Condition End Link Cottage
- Modern Kitchen and Bathroom,
- Rear Porch with Walkin Store,
- Onsite Parking with Timber Garage/Store,
- Rear Garden with Beautiful Rear Aspect,

- Entrance Hall, Bedroom Living Room with Stove,
- Living Room with Stove,
- Central Heating, Double Glazing,
- Cabin with Electric and Heating,
- Energy Rating - D

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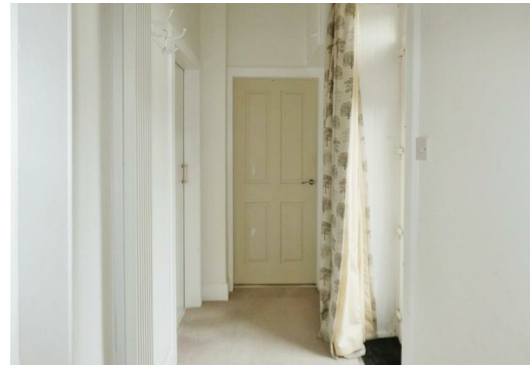
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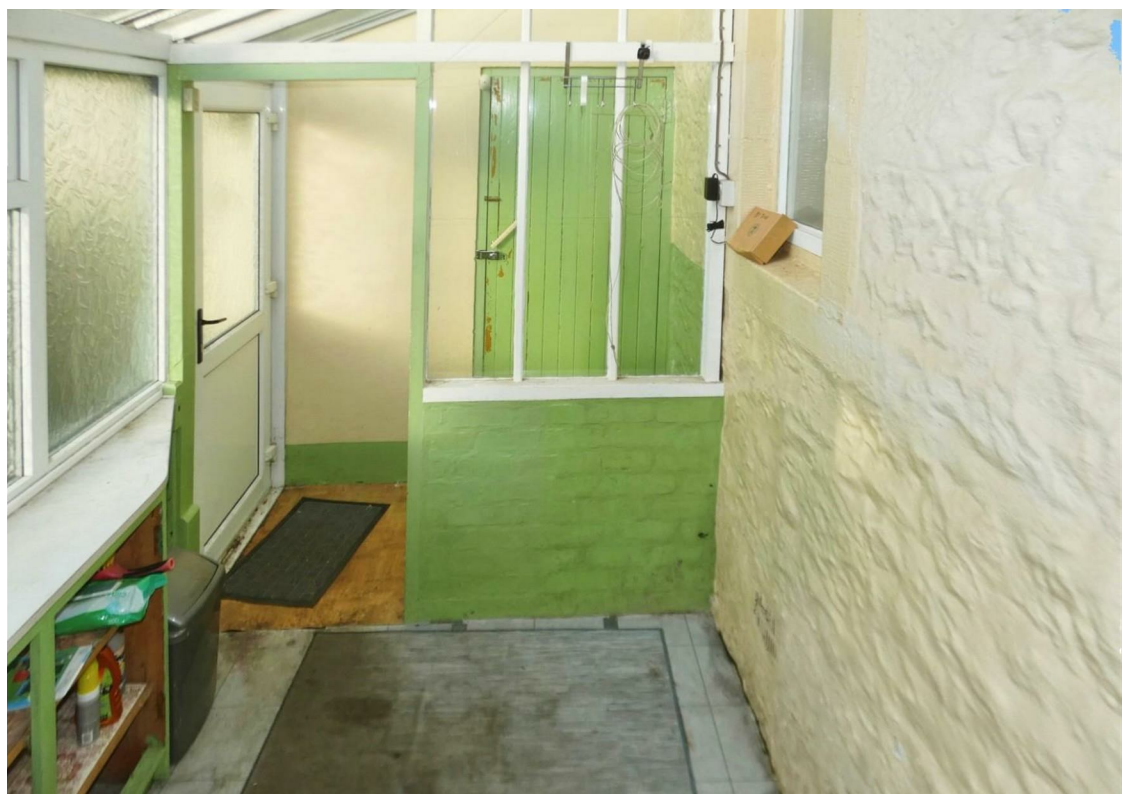
DESCRIPTION

We are delighted to offer to the market this walk in condition End Link Cottage situated to the outskirts of Annan. The Cottage is boasting a walk in condition interior with stylish Kitchen and Bathroom ready for buyer to move straight into. A viewing is imperative to appreciate the property, location and the far reaching view towards the Lake District. No Onward Chain.

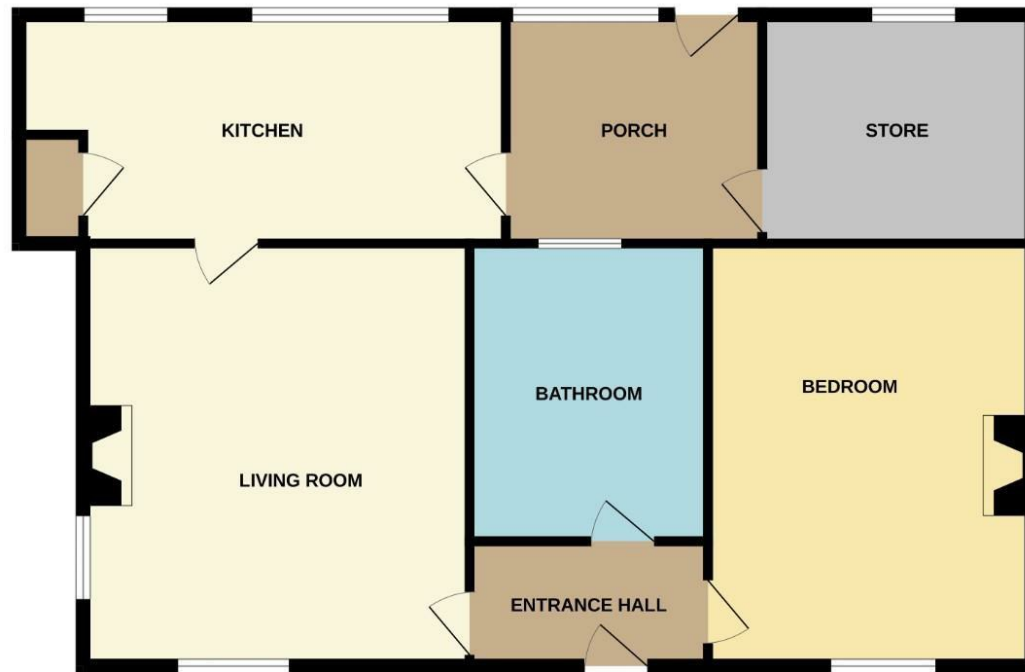
The deceptively spacious accommodation briefly comprises of Entrance Hallway, Living Room with feature Stove, Bedroom, Bathroom, Kitchen Rear Porch and Store. The property is benefiting from Central Heating, Double Glazing, Timber Garage and Generous Outbuilding. Energy Rating - D and Council Tax Band - C.

Located on the outskirts of Annan, the property enjoys excellent access to a wealth of amenities, schools and transport links. Within the town itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. For commuting, the A75 is within a few minutes' drive, providing direct access West toward Dumfries or East toward the A74(M) or the M6. The house is ideally situated for commuting, with Annan Station serving Carlisle and south west Scotland, Lockerbie offering a route to the Central Belt, and easy access south via Carlisle Station, some 25 minutes away.





GROUND 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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Viewings

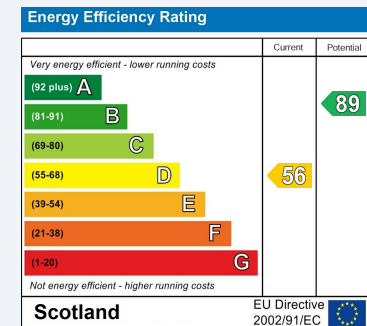
Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.