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32 Addison Place, Annan, DG12 5DN

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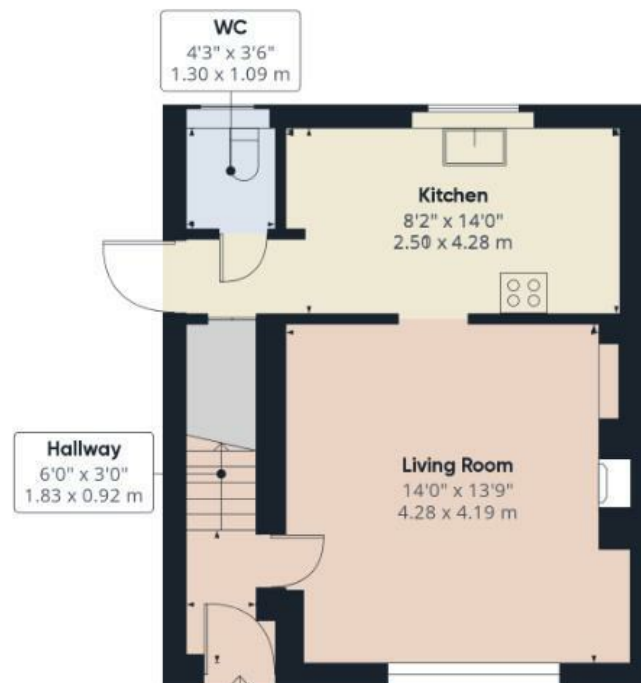
32 Addison Place, Annan, DG12 5DN

Offers Over £140,000

Immaculately presented Semi Detached House boasting a stylish and contemporary aesthetic, this home boasts stunning features that enhance its character and charm. The accommodation is spacious and versatile, making it ideal for first-time buyers, growing families, or those looking to downsize for retirement. The generous and well-established garden offers a beautiful outdoor space with the potential for future development, subject to planning permission.

The accommodation briefly comprises of Entrance Hallway, Living Room, Breakfast Kitchen, Cloakroom/WC, 2 Double Bedrooms and Bathroom. The property benefits from Central Heating, Double Glazing, Onsite Driveway with Carport, Well Established Front and Rear Garden. Energy Rating -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.

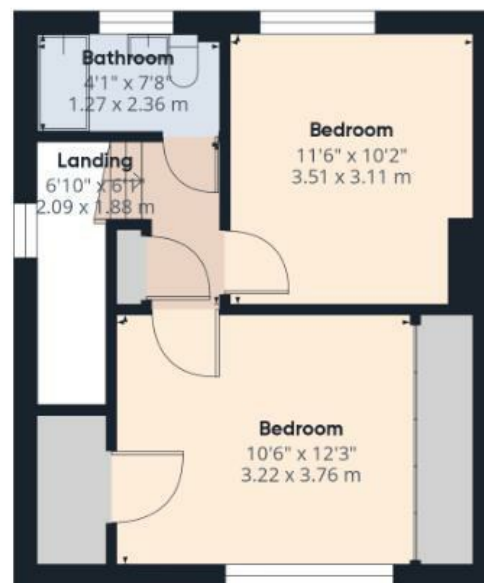


Ground Floor

Approximate total area⁽¹⁾

761.97 ft²

70.79 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Entrance Hallway

Accessed via a double-glazed door, the entrance hallway includes a radiator and provides access to the main living areas.

Living Room

A welcoming front-facing reception room featuring an open chimney breast with a feature oak lintel above, a low-level built-in storage cupboard, a radiator, and a charming exposed oak beam. A large window to the front elevation floods the room with natural light

Breakfast Kitchen

Designed with a stylish and contemporary aesthetic, this impressive kitchen features shaker-style fitted base and wall units with a complementary work surface. A stunning exposed sandstone feature wall adds character to the space.

The kitchen includes a Belfast-style sink unit, plumbing for a washing machine and a four-ring gas hob with a chimney hood extractor above and an oven below. A breakfast bar seating area provides a sociable space, while additional under-stair storage enhances practicality. A window to the rear elevation and a double-glazed stable door to the side elevation allow for plenty of natural light.

Cloakroom/WC

Incorporating WC with was sink top, window, built in low level storage with cloak area above.

Landing

Featuring a window to the side elevation and loft access above.

Bathroom

A contemporary bathroom suite comprising an elegant oval freestanding bath with a mixer tap and waterfall shower over, a washbasin, a WC, a heated towel rail, and a window to the side elevation.

Bedroom One (Front-Facing)

A spacious double bedroom with a window to the front elevation, a walk-in storage cupboard housing the central heating boiler, and a radiator.

Bedroom Two (Rear-Facing)

A bright and airy bedroom with a window to the rear elevation and a radiator.

Externally

Front and Side

The front garden features a mature shrubbery centrepiece with stunning acer, creating an attractive focal point and added privacy. A gated pedestrian access leads to the front door, while a block-paved driveway provides off-road parking and leads to a covered carport. There is also gated pedestrian access to the rear garden

Rear

The generous and well-established rear garden offers something for everyone. A dedicated alfresco dining area is perfect for outdoor entertaining, while the neatly laid lawn is complemented by mature shrubbery. A wood-chipped play area provides a safe and fun space for children to enjoy

Home Report

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

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. 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.

