



Queensway

Annan, DG12 5JS

Offers Over £75,000



- Unmodernised Semi-Detached House
- Excellent Potential to make your Own
- Two Double Bedrooms
- Off-Street Parking for Two Vehicles
- Gas Central Heating & Double Glazing

- Generous Plot with Substantial Rear Garden
- Spacious Dual-Aspect Living Room
- Wet-Room style Shower Room
- Conveniently Located within Annan
- EPC- D

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Closing Date scheduled for Thursday 3rd April 2025 at 4pm. Please contact the Annan branch for more information.

NO CHAIN – An excellent opportunity to purchase a two-bedroom semi-detached house, conveniently located within Annan and offering great potential for those looking to put their own stamp on a property. Sitting on a sizeable plot, it benefits from a generous driveway and a substantial rear garden, providing plenty of outdoor space, along with excellent potential to extend the accommodation, subject to the necessary permissions. Inside, you'll find a spacious living room, a well-proportioned kitchen, two generous double bedrooms, and a shower room. With some modernisation, this property presents a fantastic opportunity to add value and personalise it to your taste. Conveniently located in the heart of Annan, it is within walking distance of local amenities and excellent transport links. Don't miss out - contact Hunters today to arrange your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room and kitchen to the ground floor with a landing, two double bedrooms and shower room to the first floor. Externally there is off-road parking and gardens to the front and rear. EPC - 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:

HALLWAY

8'0" x 6'3" (2.44m x 1.91m)

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

LIVING ROOM

19'8" x 9'8" (5.99m x 2.95m)

Double glazed window to the front aspect, double glazed sliding patio door to the rear garden, radiator, fireplace and an internal door to the kitchen.

KITCHEN

13'3" x 8'0" (4.04m x 2.44m)

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding cooker, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the side aspect and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to the two bedrooms and shower room, loft-access point, built-in cupboard housing the wall-mounted gas boiler and a double glazed window to the side aspect.

BEDROOM ONE

14'11" x 9'6" (4.55m x 2.90m)

Two double glazed windows to the front aspect, radiator and a over-stairs cupboard with double doors. Measurements to the maximum points.

BEDROOM TWO

11'3" x 9'10" (3.43m x 3.00m)

Double glazed window to the rear aspect and a radiator. Measurements to the maximum points.

SHOWER ROOM

6'3" x 5'5" (1.91m x 1.65m)

Three piece suite comprising a WC, pedestal

wash hand basin and wet-room style shower with mains shower. Part tiled and part boarded walls, radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

Low-maintenance front garden with a range of mature shrubs/bushes with a tarmac driveway extending to the side of the property, allowing off-street parking for two vehicles. Additionally there is an access gate to the rear garden.

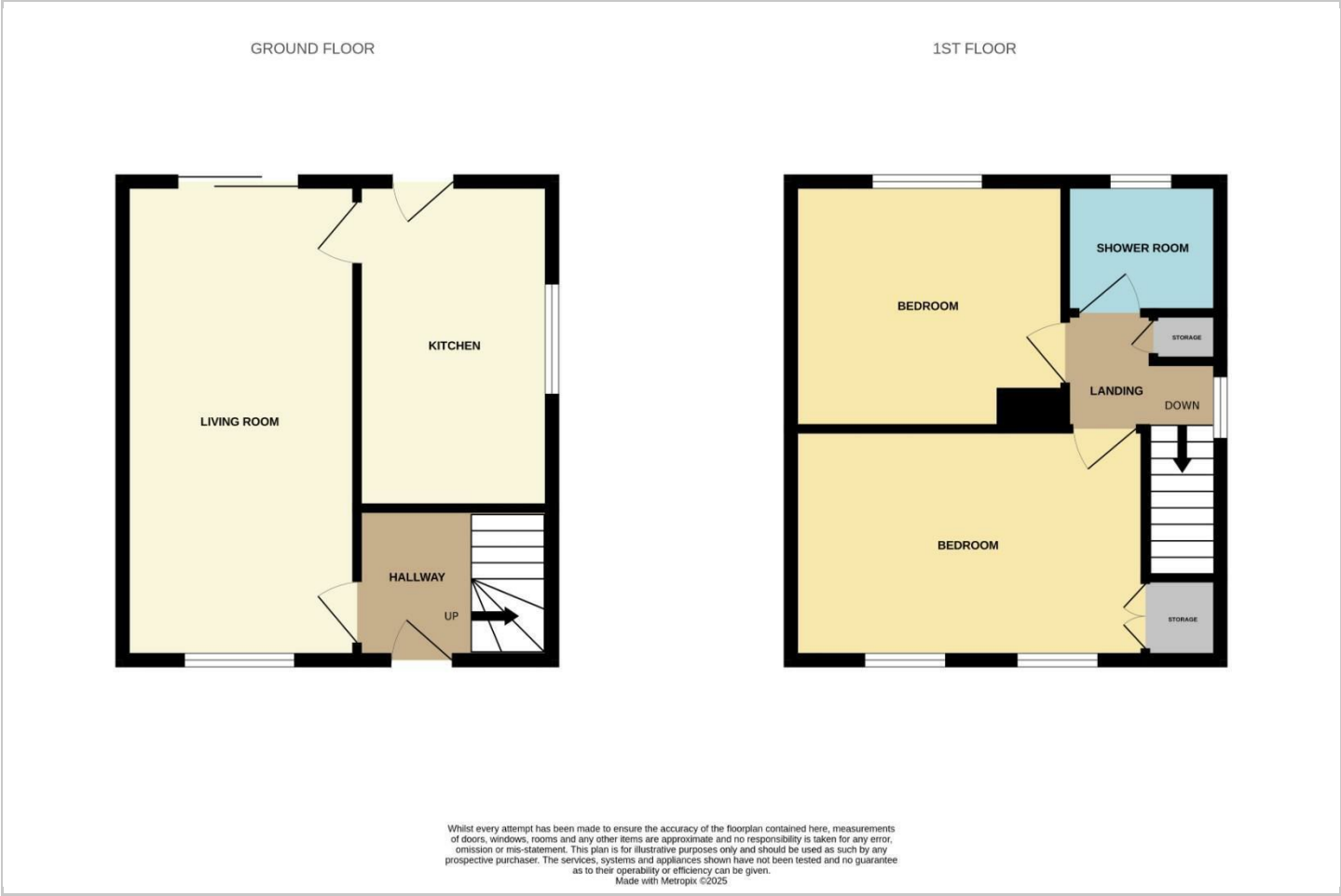
Rear Garden:

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

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 -** [enigma.indoor.decisions](https://www.what3words.com/enigma.indoor.decisions)

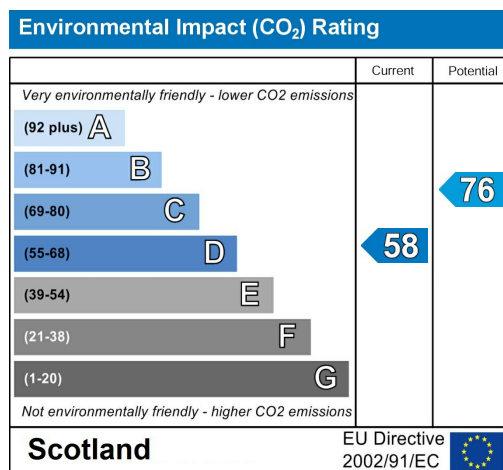
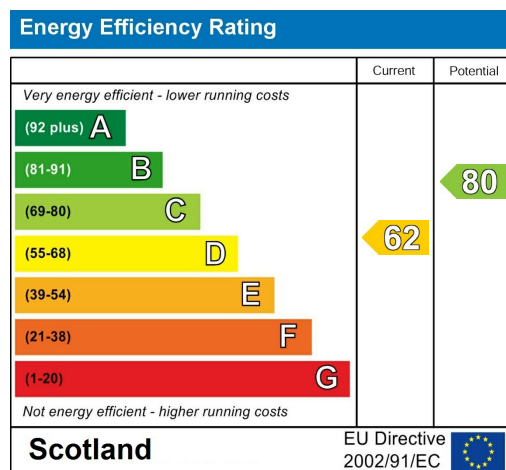
Floorplan







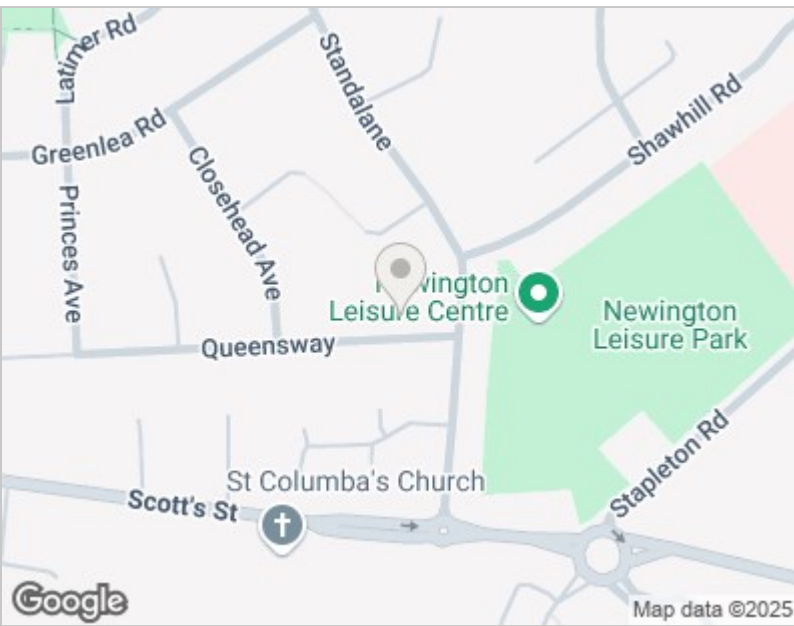
Energy Efficiency Graph



Viewing

Please contact our Hunters Southwest Scotland office on 01387 245 898 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.

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