



## Winterhope Road

Annan, DG12 5HR

Offers Over £140,000



- Beautifully Presented Semi-Detached House
- Dual-Aspect Living Room with Electric Fire
- Three Good-Sized Bedrooms
- External Utility Room & Large Timber Garden Room
- Ample Off-Street Parking

- Ideal Family Home or First Time Purchase
- Modern Dining Kitchen with Integrated Appliances
- Contemporary Family Bathroom & Downstairs WC/Cloakroom
- Low-Maintenance Gardens to the Front & Rear
- EPC - C

# Winterhope Road

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Property launch on Saturday 5th April between 10:00am - 11:00am, please contact Hunters to schedule your private viewing.

A fantastic opportunity to acquire a spacious three-bedroom semi-detached home with low-maintenance gardens, off-street parking and a fabulous timber garden room. Perfect for first-time buyers, families, and investors alike, this beautifully presented property is ready to move into - just unpack, put the kettle on, and relax! At its heart is a stylish dining kitchen with integrated appliances, complemented by a separate external utility area, ideal for modern, busy lifestyles. The spacious dual-aspect living room and three generously sized bedrooms enhance the home's versatility, while the low-maintenance rear garden provides a wonderful outdoor retreat. The timber garden room offers endless possibilities, whether as a workshop, craft space, or an area for outdoor entertaining. A viewing is essential to fully appreciate the quality, location, and generous space this superb home has to offer. No Onward Chain.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, rear hall and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there are gardens to the front and rear, off-street parking, utility room and a large garden room. EPC - C and Council Tax Band - C.

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

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room and dining kitchen, radiator, recessed spotlights, stairs to the first floor landing and a built-in cupboard housing the electricity consumer unit.

### LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators and an electric fire.

### DINING KITCHEN

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and splashbacks above. Integrated eye-level electric double oven, five-burner gas hob, extractor unit, integrated dishwasher, integrated fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, internal door to the rear hall and a double glazed window to the rear aspect.

Dining Area:

Double glazed window to the side aspect and a radiator.

### REAR HALL

External door to the passageway, internal door to the WC/cloakroom, tiled flooring, recessed spotlights and a built-in cupboard with shelving and lighting internally.

### WC/CLOAKROOM

Two piece suite comprising a vanity WC and wash hand basin combination unit. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, recessed spotlights, radiator, built-in cupboard and a double glazed window to the rear aspect. The built-in cupboard houses the wall-mounted gas boiler.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, built-in cupboard and large freestanding wardrobes.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, loft-access point and a built-in cupboard.

### BEDROOM THREE

Double glazed window to the rear aspect, radiator and a built-in cupboard.

### BATHROOM

Three piece suite comprising a WC, vanity wash hand basin and a p-shaped bath benefitting a mains shower with rainfall shower head. Part-boarded walls, chrome towel radiator, recessed spotlights and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

Gravelled front garden with pathway and gate from the pavement towards the front door. Additionally, a tarmac driveway allows for off-street parking for two vehicles. Access from the driveway into the sheltered passageway which leads to the side access door, utility room and rear garden.

Rear Garden:

Enclosed low-maintenance rear garden benefitting two paved seating areas, large gravelled garden area, timber garden store and a large timber garden room.

### UTILITY ROOM

Fitted base and wall units with worksurfaces and splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, space for a fridge freezer and a one bowl stainless steel sink with cold water tap.

### GARDEN ROOM

Double access doors, two double glazed windows, power and lighting.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - chin.centuries.found

### AML DISCLOSURE

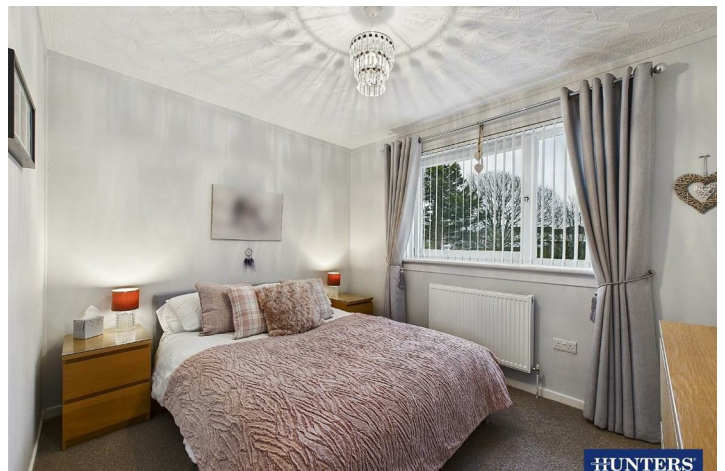
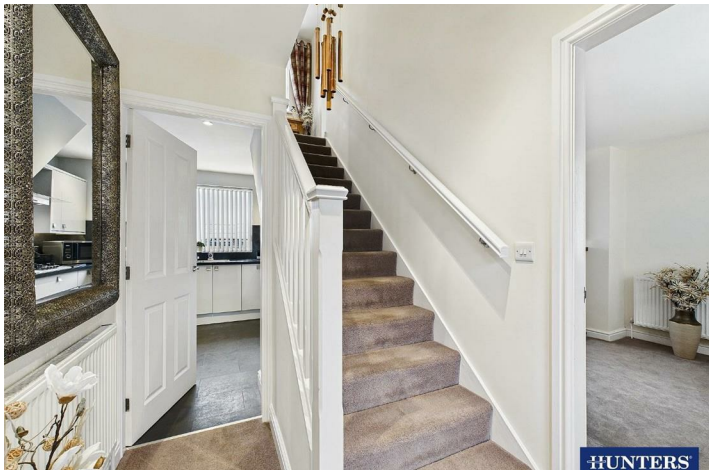
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floorplan





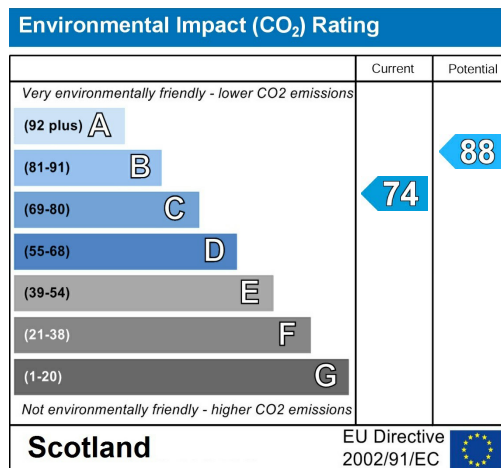
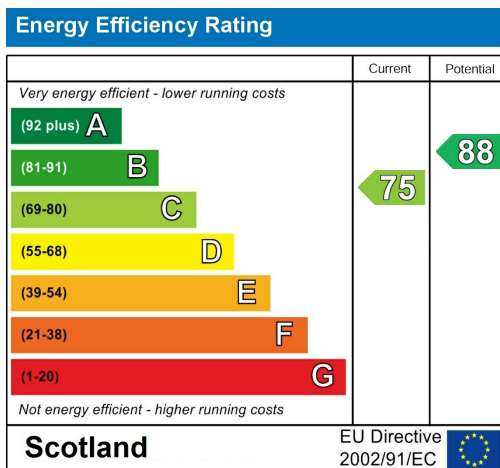






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## Energy Efficiency Graph

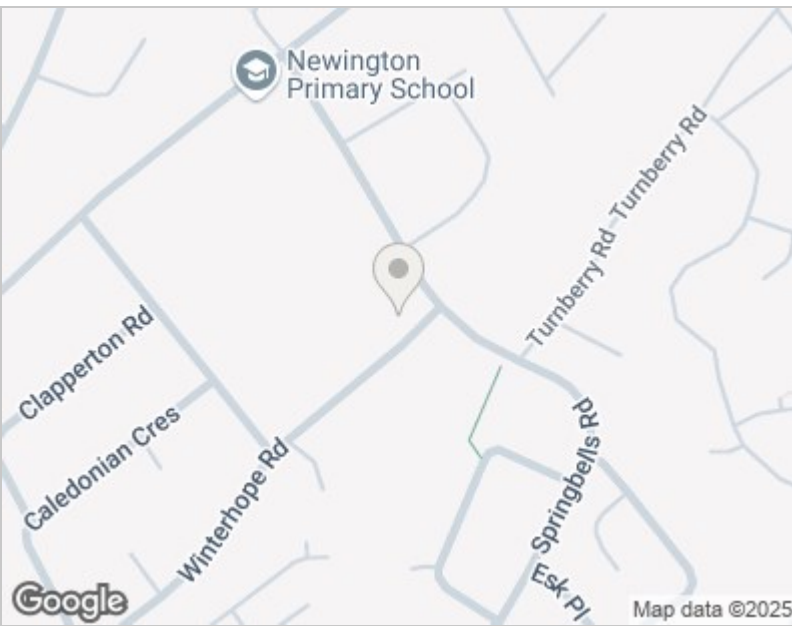


## Viewing

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





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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