



HUNTERS
FOR SALE

HUNTERS®
HERE TO GET *you* THERE

7 Fieldside, Annan, DG12 5HL

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Offers Over £210,000

PLANNING PERMISSION APPROVED FOR A MASTER BEDROOM, ENSUITE AND KITCHEN EXTENSION - Contact Hunters for further information.

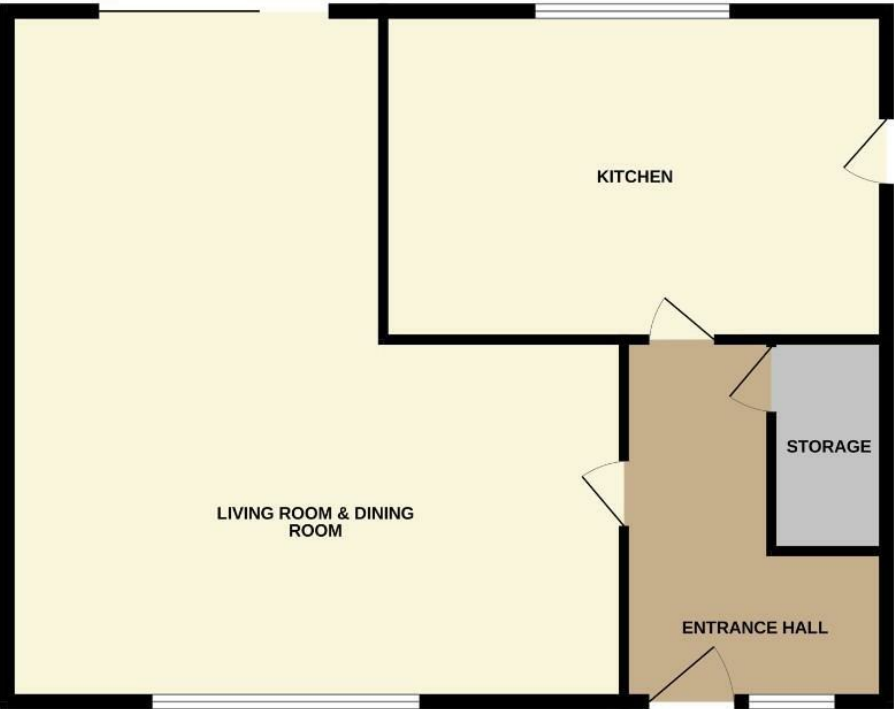
Located with an highly desirable residential area of Annan is this well presented three bedroom Detached House. Situated within a peaceful cul-de-sac perfect ready for the new owner to move straight in or providing a wealth of opportunity for the new owner to extend and develop with the approved planning permission in place.

The deceptively spacious and lovingly cared for accommodation which has gas central heating and double glazing throughout, briefly comprises entrance hall, living and dining room, fitted kitchen, three bedrooms and family bathroom internally. Externally the property has an garage, off road parking and front & rear gardens. EPC - D and Council Tax Band - D.

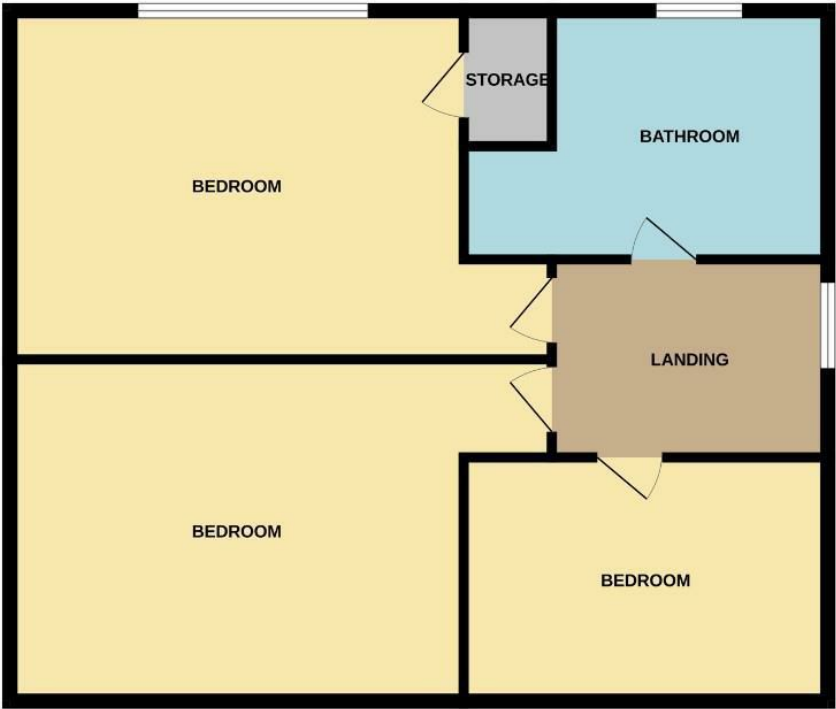
Conveniently situated within Annan just off Prestonfield Road, the house enjoys an excellent access to a wealth of local amenities, Nursery/Primary School and transport links. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport links 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.

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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 Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C	68		(69-80) C	65	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC			Scotland EU Directive 2002/91/EC		

Ground Floor

Entance Hallway

Approached through double glazed door with double glazed side panel, incorporating understair storage cupboard and radiator.

Living Room

21'5" x 13'3"
Dual aspect reception room with window to the front elevation, double glazed patio doors leading into the rear garden. Incorporating radiator.

Kitchen

10'3" x 8'10"
Incorporating fitted base and wall units with complimentary worksurface over, space for a free standing cooker, plumbing for a washing machine, plumbing for a dishwasher, window, radiator and double glazed door.

First Floor

Landing

Incorporating window to the side elevation and loft access.

Bedroom 1

13'6" x 9'4"
Rear facing bedroom with window to the rear elevation incorporating radiator and built in storage cupboard.

Bedroom 2

11'11" x 10'6"
Front facing bedroom with window to the front elevation, incorporating radiator and wardrobe.

Bedroom 3

9'5" x 8'8"
Front facing bedroom with window to the front elevation incorporating radiator.

Bathroom

6'6" x 6'1"
Incorporating a 4 piece suite comprising of mains shower cubicle, panelled bath, vanity sink unit, WC, window and heated towel rail.

Externally

The property is benefitting from well established laid lawn garden to the front with driveway leading to the garage. To the side elevation is pedestrian access. The enclosed, low maintenance garden is laid to lawn with paved patio sitting area.

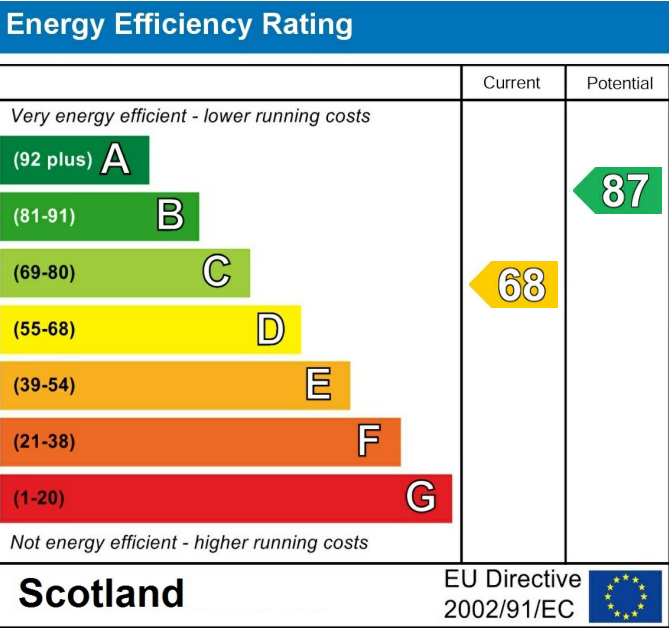
Further Information

Planning permission approval.

24/2126/FUL
ALTERATIONS AND ERECTION OF EXTENSION TO NORTH WEST ELEVATION AND FORMATION OF FIRST FLOOR DOMESTIC ACCOMMODATION ABOVE EXISTING GARAGE

Aml Disclosure

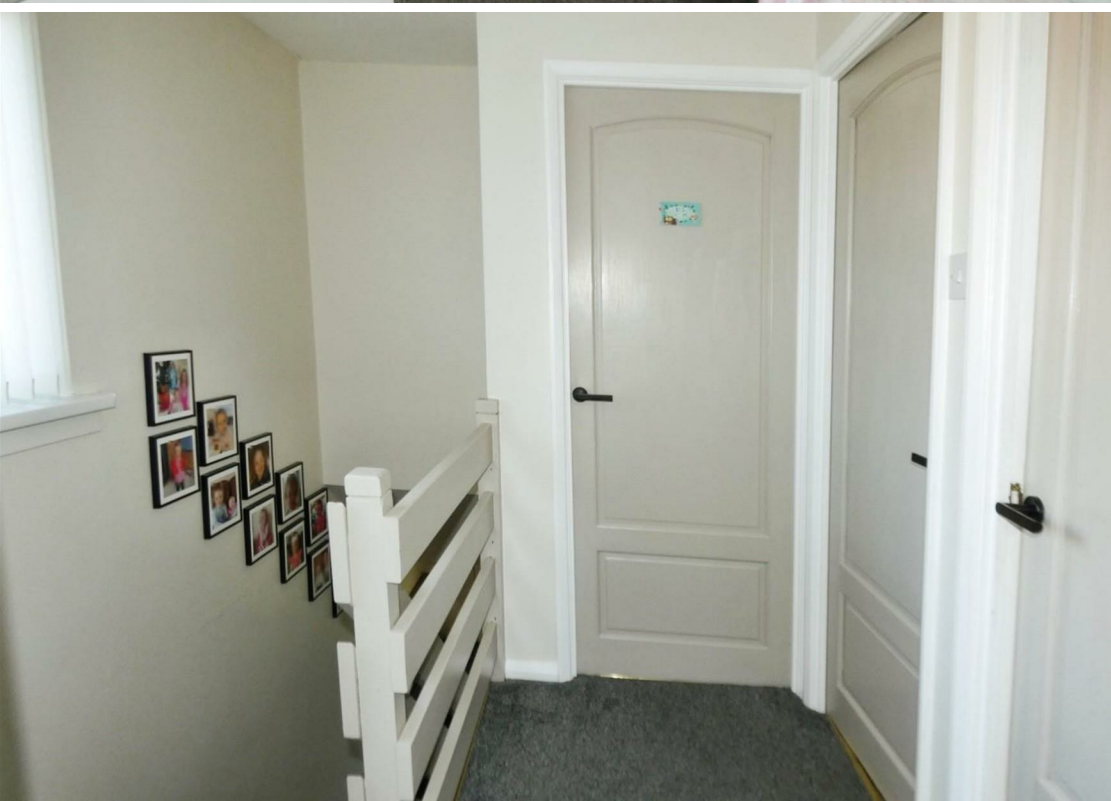
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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



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.











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