



Ottawa Road

Eastriggs, Annan, DG12 6PS

Offers Over £105,000



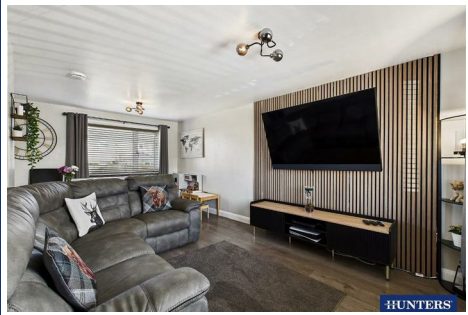
- Modern Mid-Terraced House
- Located Centrally within Eastriggs
- Stylish Grey High-Gloss Kitchen
- Three-Piece Family Bathroom
- Off-Street Parking

- Beautifully Presented Throughout
- Open-Plan Living, Dining & Kitchen
- Two Double Bedrooms plus Store Room
- Low-Maintenance Rear Garden with Artificial Lawn
- EPC - D

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Nestled in the heart of Eastriggs, this beautifully presented two-bedroom mid-terraced home offers modern living with off-street parking. The stylish high-gloss kitchen seamlessly flows into the dining and living areas, creating a spacious and inviting setting for both everyday life and entertaining. Upstairs, two generously sized double bedrooms are complemented by a contemporary bathroom and a convenient storage room, while outside, the low-maintenance landscaped rear garden provides a peaceful retreat. An excellent choice for first-time buyers, young families, downsizers, or investors - contact Hunters Annan today to arrange your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway and an open-plan living, dining & kitchen to the ground floor with a landing, two bedrooms, store room and bathroom to the first floor. Externally there is off-street parking to the front and a low-maintenance rear garden. EPC - D and Council Tax Band - B.

Located centrally within Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

GROUND FLOOR:

HALLWAY

Entrance door from the front with an obscured double glazed window to the side, internal door to the living area, radiator and stairs to the first floor landing with an under-stairs store.

LIVING AREA

Double glazed window to the front aspect and a radiator.

DINING AREA

Double glazed window to the rear aspect and a radiator.

KITCHEN AREA

Grey-gloss fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and splashbacks above. Two eye-level electric ovens, electric hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, recessed spotlights, double glazed window to the rear aspect and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms, bathroom and store room, and a loft-access point.

BEDROOM ONE

Double glazed window to the front aspect and a radiator.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and two built-in cupboards.

STORE ROOM

Double glazed window to the front aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, vanity wash hand basin and a bath with mains shower over.

Fully-boarded walls, tiled flooring, chrome towel radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Driveway & Path:

To the front of the property is a tarmac driveway allowing off-street parking for two vehicles with a shared access pathway from the front, through the properties towards the rear garden.

Rear Garden:

An enclosed and low-maintenance rear garden, benefitting a generous paved seating area, artificial lawn and decking. An external cold water tap to the rear elevation.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - cycle.evidently.thrashing

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



Ground Floor



Floor 1

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Approximate total area⁽ⁱⁱ⁾
728.28 ft²
67.66 m²

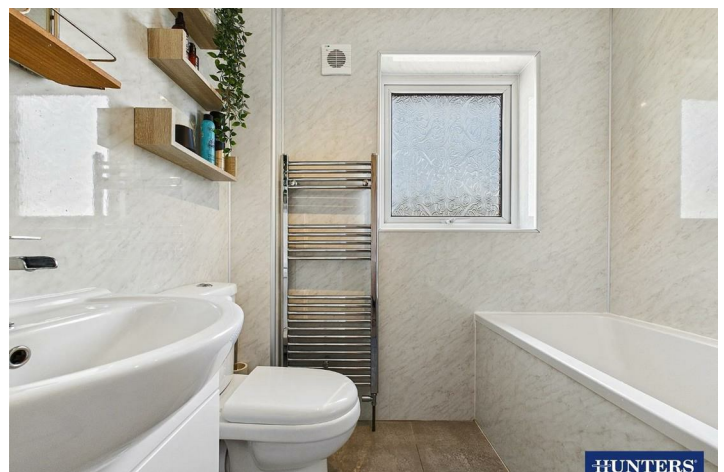
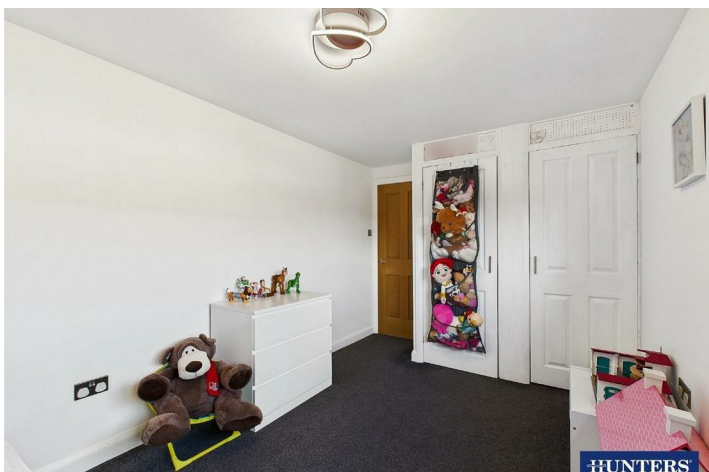
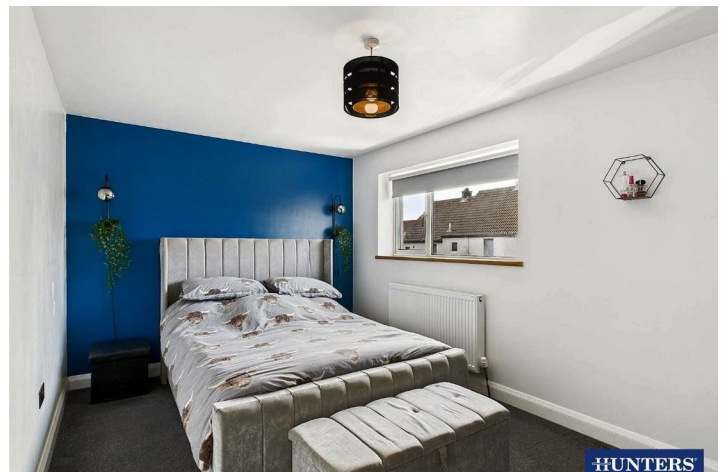
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

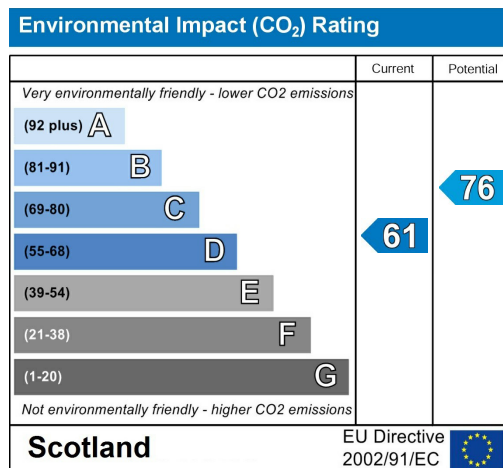
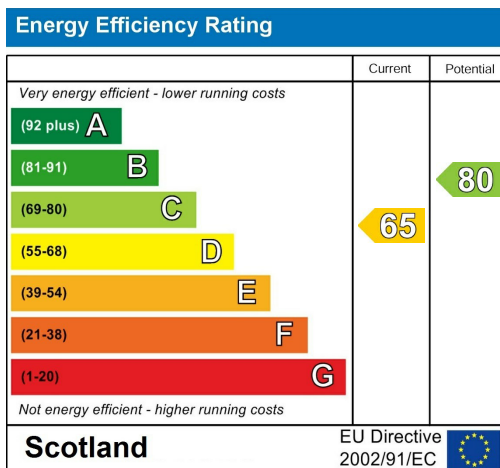
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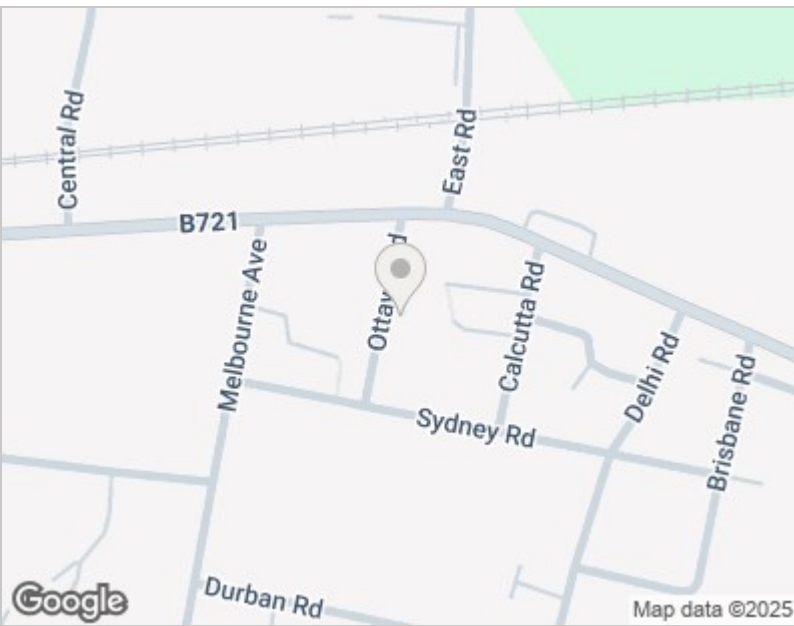
Energy Efficiency Graph



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



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Tel: 01387 245898



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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