



HUNTERS®

The Rand

Eastriggs, Annan, DG12 6NN

Offers Over £140,000



- Spacious End of Terrace House
- Beautifully Presented Throughout
- Spacious Living Room, Dining Room & Conservatory
- Modern Ground Floor Shower Room & First Floor WC
- Ample Off-Road Parking
- Fantastic Views to the Rear
- Modern Kitchen with Breakfast Bar
- Three Bedrooms
- Large Rear Garden with Two Patios, Lawn & Garden Shed
- EPC - D

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Offered to the market with no onward chain, this beautifully presented three-bedroom end-of-terrace home is perfect for first-time buyers, young families, and downsizers. Enjoying breathtaking far-reaching views, the property boasts a spacious living room, a cosy dining area, modern kitchen and shower room, along with a light-filled conservatory - an ideal space to relax and take in the scenery. Upstairs, three generously sized bedrooms and a convenient WC provide comfort and practicality. Outside, the expansive rear garden offers a fantastic space for entertaining, playing, or unwinding, while ample off-road parking at the front adds convenience. Don't miss this incredible opportunity, contact Hunters today to arrange a viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, conservatory, kitchen and a shower room to the ground floor with a landing, three bedrooms and WC to the first floor. Externally there is a large rear garden and off-road parking to the front. EPC - D and Council Tax Band - C.

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, internal doors to the living room and shower room, stairs to the first floor landing, recessed spotlights, radiator and a built-in cupboard. The built-in cupboard includes a radiator and an obscured double glazed window.

LIVING ROOM

Double glazed window to the front aspect, radiator, opening to the dining room and a built-in cupboard. The built-in cupboard includes the wall-mounted gas boiler and an obscured double glazed window.

DINING ROOM

Double doors to the conservatory, internal door to the kitchen and a radiator.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, and a radiator.

KITCHEN

Fitted kitchen with breakfast bar, comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated electric double oven, electric hob, extractor unit, integrated dishwasher, one bowl sink with mixer tap, space and plumbing for a washing machine, recessed spotlights, radiator and a double glazed window to the rear aspect.

SHOWER ROOM

Three piece suite comprising a vanity WC and wash hand basin combination unit and a shower enclosure benefitting a mains shower. Fully-boarded walls, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and WC, loft-access point, built-in cupboard and a double glazed window to the front aspect.

BEDROOM ONE

Two double glazed windows to the rear aspect, radiator and a built-in wardrobe with mirrored sliding doors.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

Double glazed window to the front aspect and a radiator.

WC

WC and wash hand basin 2-in-1 unit. Radiator and recessed spotlights.

EXTERNAL:

Front Garden & Parking:

A large driveway allowing off-road parking for two/three vehicles with a raised garden mature garden area. Access pathway with steps to the side of the property to the rear garden.

Rear Garden:

Large rear garden benefitting two paved seating areas, low-maintenance gravelled garden area, lawned garden and timber garden shed.

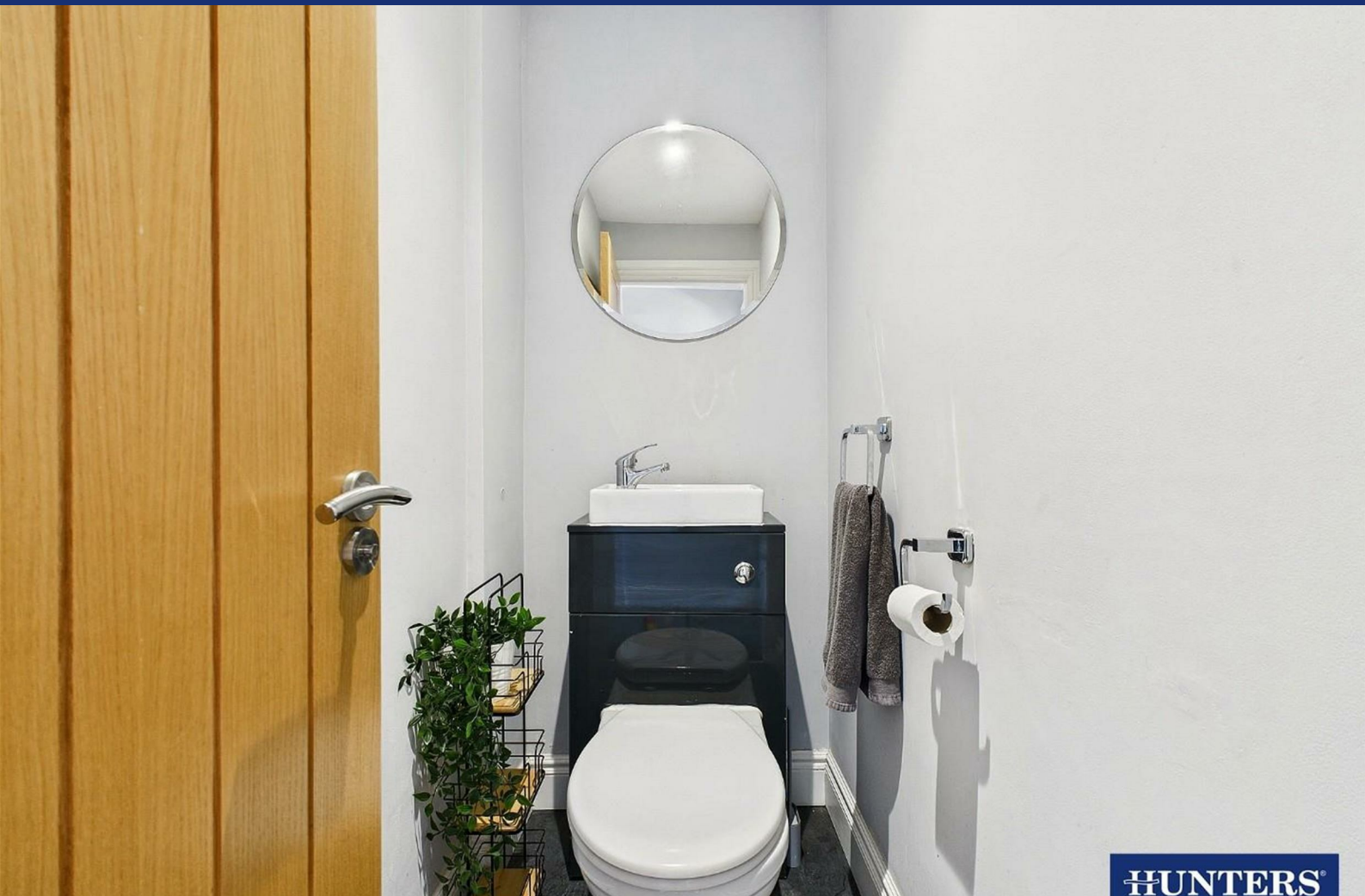
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - enthused.filled.riper

Floorplan

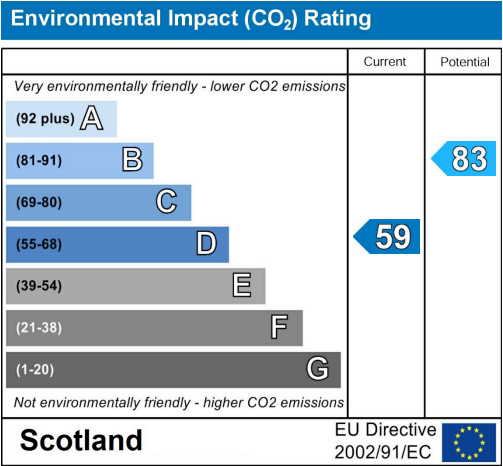
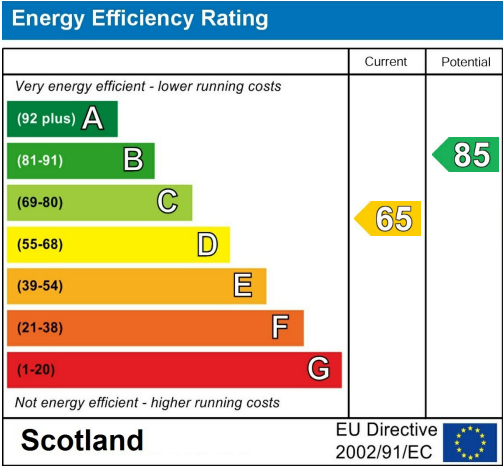






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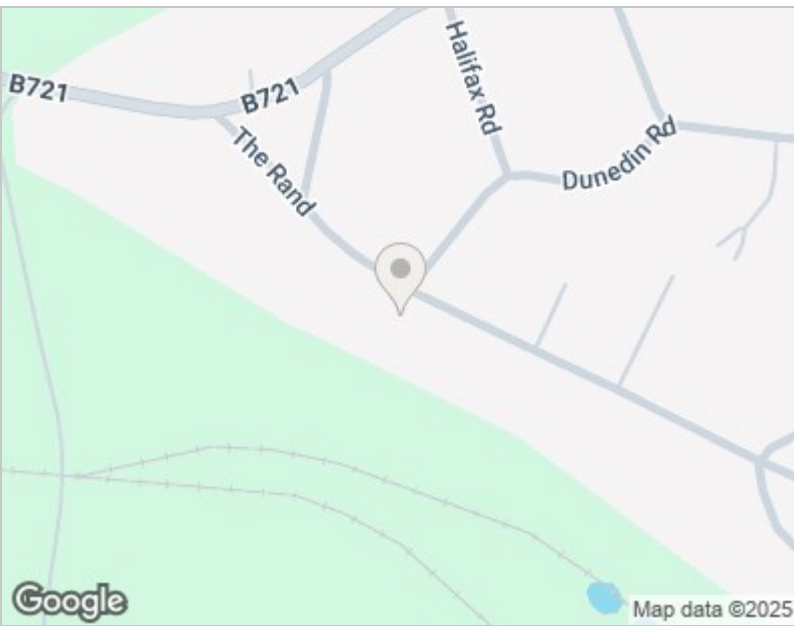
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West 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



HUNTERS
HERE TO GET *you* THERE

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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