



## Hospital Road

Annan, DG12 5JE

Offers Over £165,000



- No Onward Chain
- Semi-Detached House with Front & Rear Gardens
- Brimming with Potential to Personalise
- Three Good-Sized Bedrooms
- Substantial Driveway plus a Large Attached Garage
- Excellent Plot within a Sought-After, Highly desirable Area of Annan
- Beautifully Maintained Throughout
- Spacious Living Room & Dining Kitchen
- Downstairs Shower Room & Upstairs WC
- EPC - D

# Hospital Road

Annan, DG12 5JE

Offers Over £165,000



Property launch on Thursday 8th May between 12;30 - 2;00pm, please contact Hunters to schedule your private viewing.

NO CHAIN - Occupying an exceptional plot in a sought-after area of Annan, this three-bedroom semi-detached house presents a fantastic opportunity to acquire a spacious home, beautifully maintained throughout yet brimming with potential to personalise to your own specification. The generous living room and dining kitchen provide excellent space for everyday living and entertaining, while three good-sized bedrooms and a convenient first-floor WC enhance the property's practicality. Outside, the front garden and driveway offer exceptional parking options, complemented by the added benefit of an attached single garage for further convenience. Don't miss out on this outstanding opportunity, contact Hunters Annan today to arrange your private viewing appointment.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, hallway, living room, dining kitchen and shower room to the ground floor with a landing, three bedrooms and WC to the first floor. Externally there are gardens to the front and rear, off-street parking and an attached single garage. EPC - D and Council Tax Band - D.

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:

### ENTRANCE PORCH

15'2" x 4'1" (4.62m x 1.24m)

Entrance door from the front driveway, internal door to the hallway, radiator, double glazed window to the front aspect and a double glazed window to the rear aspect.

### HALLWAY

Internal doors to the living room, dining kitchen and shower room, radiator and stairs to the first floor landing with a small under-stairs cupboard.

### LIVING ROOM

13'11" x 13'5" (4.24m x 4.09m)

Double glazed window to the front aspect, radiator and an inset gas fire. Measurements to the maximum points.

### DINING KITCHEN

10'11" x 7'4" plus 9'3" x 6'1" (3.33m x 2.24m plus 2.82m x 1.85m)

Dining Area:

Opening to the kitchen, radiator, three built-in cupboards, one housing the wall-mounted gas boiler, and an external door to the rear garden.

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric double oven, gas hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap and a double glazed window to the rear aspect.

### SHOWER ROOM

6'5" x 5'7" (1.96m x 1.70m)

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Part-tiled and part-boarded walls, radiator 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 and a double glazed window to the side aspect.

### BEDROOM ONE

11'5" x 9'1" (3.48m x 2.77m)

Double glazed window to the rear aspect, radiator and three built-in wardrobes with double doors.

### BEDROOM TWO

13'4" x 10'1" (4.06m x 3.07m)

Double glazed window to the front aspect and a radiator.

### BEDROOM THREE

8'5" x 8'4" (2.57m x 2.54m)

Double glazed window to the side aspect and a radiator.

### WC

4'3" x 3'0" (1.30m x 0.91m)

WC and pedestal wash basin.

## EXTERNAL:

Front Garden & Driveway:

Low-maintenance gravelled front garden area incorporating ample off-street parking for multiple vehicles. There is a range of mature trees and shrubs within the front garden. Access from the driveway into the attached garage along with the entrance porch and an access pathway towards the rear garden.

Rear Garden:

Mature rear garden benefitting a low-maintenance gravelled garden area with mature trees and shrubs around along with a small paved seating area, timber garden shed and an external cold-water tap.

## ATTACHED GARAGE

Manual up and over garage door and a double glazed window.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - wash.tins.broached

## 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.

## HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.



Floorplan



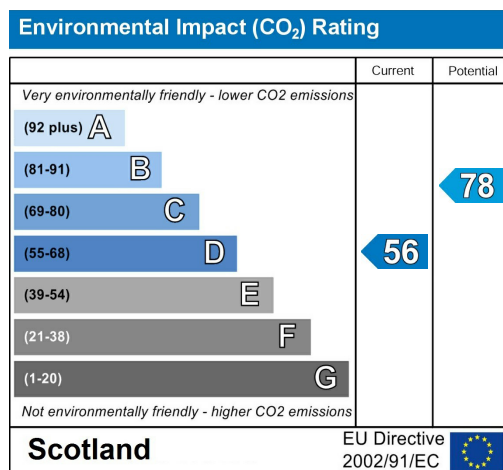
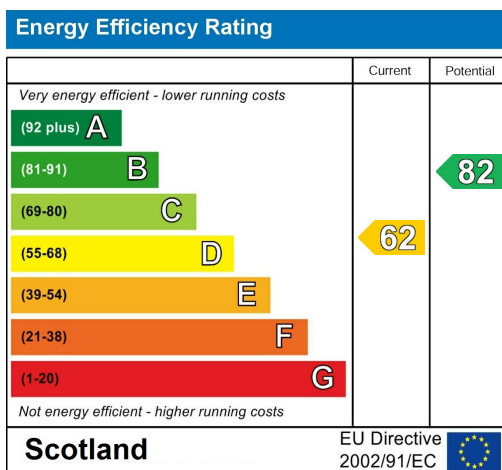








## Energy Efficiency Graph

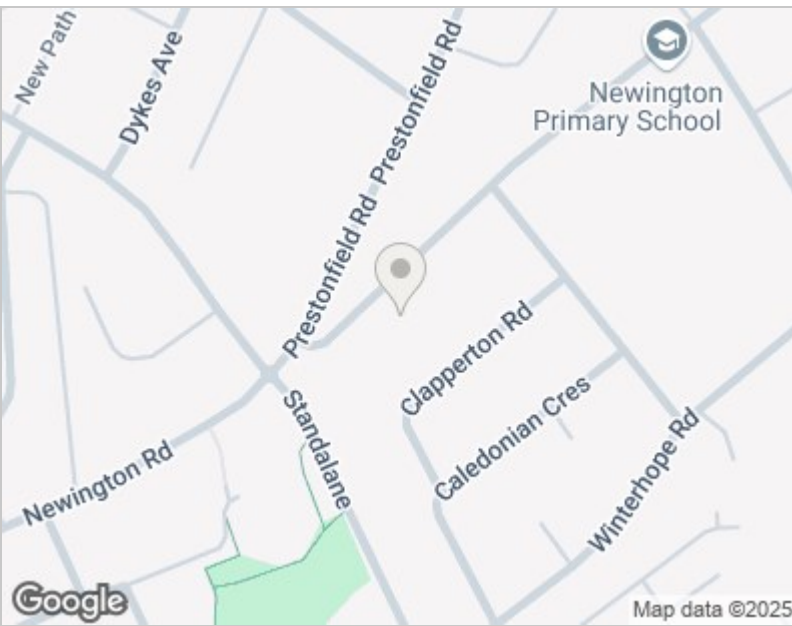


## Viewing

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





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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