



Pretoria Road

Eastriggs, Annan, DG12 6NU

£675 Per Calendar Month and £778
Deposit.



- Fully Renovated End of Terrace House
- Unfurnished Accommodation
- Modern Kitchen & Shower Room
- Low-Maintenance Front & Rear Gardens
- Gas Central Heating & Double Glazing
- Immaculately Presented Throughout
- Spacious Living Room, Sitting/Dining Room & Conservatory
- Two Double Bedrooms
- Off-Road Parking & Detached Garage
- EPC - D

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Immaculately renovated to an exceptional standard, this spacious two-bedroom end-terrace home is now available to let on an unfurnished basis. Boasting off-road parking, a detached garage and low-maintenance gardens, this property offers both style and convenience. Inside, the accommodation is bright, airy, and superbly presented, featuring multiple reception rooms, including a charming conservatory, a sleek modern kitchen and contemporary first-floor shower room. Ideally located in the heart of Eastriggs, this home is perfectly suited to a wide range of tenants seeking a comfort and high-quality home. Contact Hunters today to arrange a viewing!

EPC - D

Council Tax Band - B

Landlord Registration Number - 437563/170/09561

Hunters Registration Number - LARN2102002

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, sitting/dining room, kitchen, conservatory and WC/cloakroom to the ground floor with a landing/hallway, two double bedrooms and a shower room to the first floor. Externally there are low-maintenance gardens to the front and rear, off-road parking and a detached single garage.

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.

Tel: 01228 580913

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, sitting/dining room and WC/cloakroom, radiator and stairs to the first floor landing.

LIVING ROOM

17'10" x 11'0" (5.44m x 3.35m)

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators and an open fireplace. Measurements to the maximum points.

SITTING/DINING ROOM

12'5" x 11'5" (3.78m x 3.48m)

Double glazed window to the side aspect, double glazed door to the conservatory, internal sliding door to the kitchen, and a radiator. Measurements to the maximum points.

KITCHEN

10'6" x 7'6" (3.20m x 2.29m)

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated fridge freezer, space and plumbing for a washing machine, one bowl sink with mixer tap, vertical radiator, double glazed window to the side aspect and a double glazed window to the rear aspect.

CONSERVATORY

Double glazed windows to two walls, double glazed door to the rear garden.

WC/CLOAKROOM

Two piece suite comprising a WC and wash hand basin. Radiator, obscured double glazed window and an under-stairs cupboard which includes the wall-mounted gas boiler, shelving and lighting internally.

FIRST FLOOR:

LANDING/HALLWAY

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, radiator, built-in cupboard with shelving, double glazed window to the front aspect and a double glazed window to the rear aspect.

BEDROOM ONE

13'5" x 11'7" (4.09m x 3.53m)

Double glazed window to the front aspect and a radiator. Measurements to the maximum points.

BEDROOM TWO

11'8" x 8'4" (3.56m x 2.54m)

Double glazed window to the rear aspect, radiator, loft-access point and a built-in cupboard with shelving internally. Measurements to the maximum points.

SHOWER ROOM

8'8" x 4'0" (2.64m x 1.22m)

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

EXTERNAL:

Front Garden & Driveway:

A low-maintenance front garden with dwarf-wall and gate, with paved pathway leading to the front door. A gravelled driveway area to the side of the property leading to the detached single garage and access gate to the rear garden.

Rear Garden:

An enclosed and low-maintenance rear garden benefitting a paved seating area, large gravelled garden area and an external cold water tap. The neighbouring property has a pedestrian right of way over the rear garden and side driveway.

GARAGE

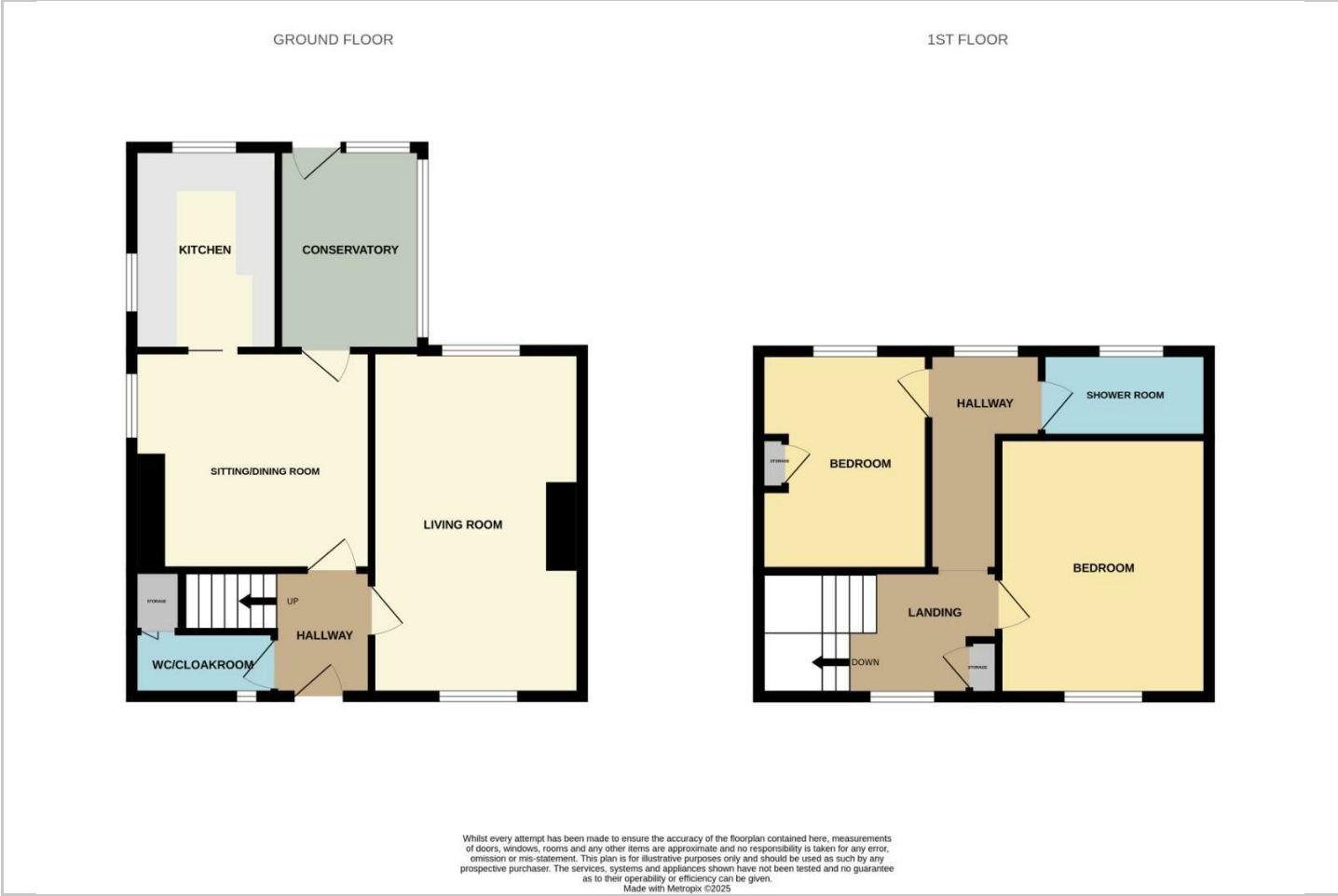
19'11" x 9'8" (6.07m x 2.95m)

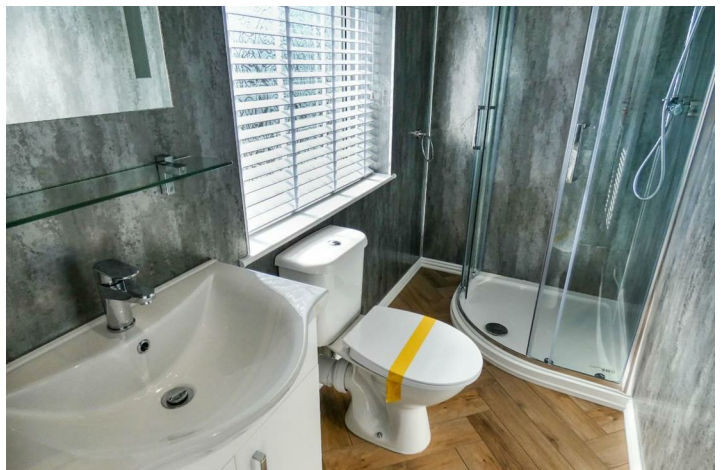
Manual up and over garage door, pedestrian access door, power and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - hills.soonest.emerald

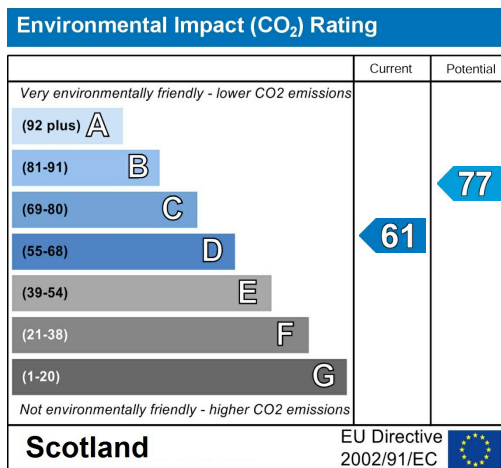
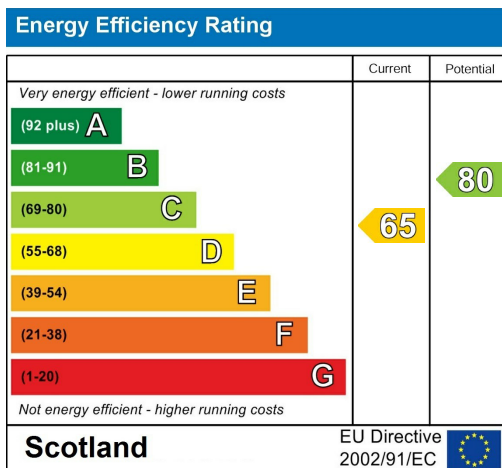
Floorplan







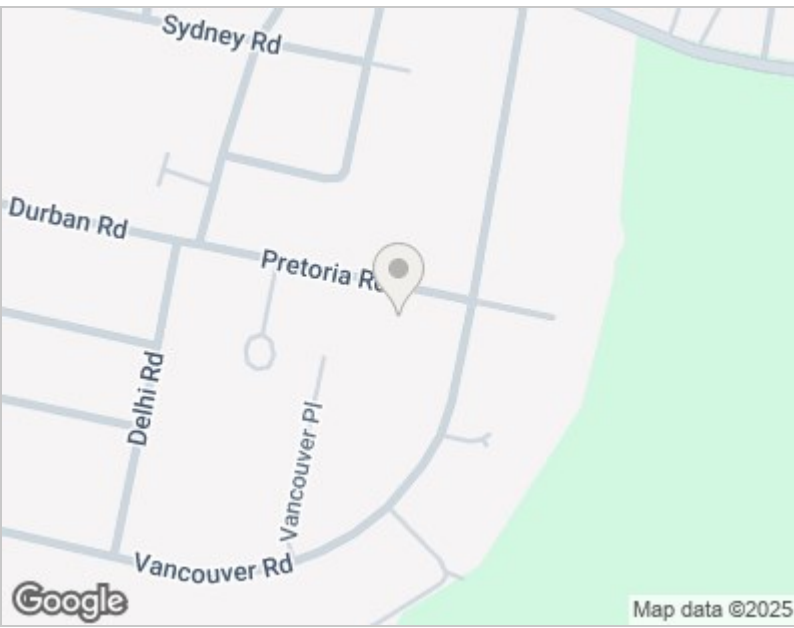
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 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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