



Seaforth Gardens

Annan, DG12 6UH

Offers Over £295,000

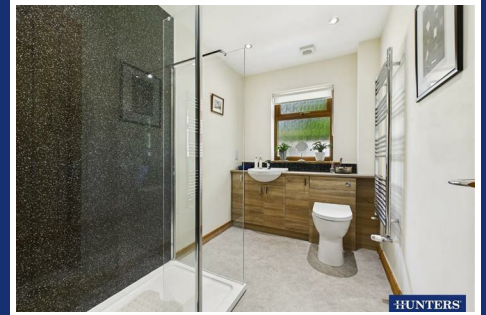


- Executive Detached Bungalow on a Prime Plot
- Modern Dining Kitchen with Integrated Appliances & Central Island
- Three Double Bedrooms, All with Built-In Wardrobes
- Manageable Gardens to the Front, Side & Rear
- Solar Panels for Added Efficiency,
- Spacious, Light & Airy Throughout
- Living Room with Large Front-Aspect Window
- Contemporary Shower Room & Master En-Suite
- Off-Street Parking & Detached Garage
- EPC - A

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Property Launch on Wednesday 4th June between 15:30 - 17:00, please contact Hunters to schedule your private viewing.

This three-bedroom detached bungalow with garage is beautifully presented throughout and offers a move-in and modern home, ideal for those who are searching for an easy-living property. Constructed by Iain Carruthers and finished to a great specification throughout, the home boasts a contemporary dining kitchen, which includes integrated appliances and a central island, a spacious living room with lovely front outlook, three double bedrooms of which all feature built-in wardrobes, and a modern shower room and master en-suite. Stepping outside, the gardens are nicely landscaped and are of manageable size, allowing more time for relaxation and entertaining. For added convenience, there are solar panels which increase the efficiency of the home, along with providing a generous income. A viewing is imperative to appreciate the location, space and quality of this wonderful bungalow.

The accommodation, which has gas central heating, solar panels and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, three bedrooms, master en-suite and shower room internally. Externally there is off-street parking, detached garage and gardens to the front, side and rear. EPC - A and Council Tax Band - E.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. 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 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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen, three bedrooms and shower room, built-in cupboard with double doors, further built-in cupboard, loft-access point and a radiator. We have been advised the loft includes a pull-down ladder, part-boarding and the inverter for the solar panel system.

LIVING ROOM

Radiator, double doors to the dining kitchen and a large double glazed window to the front aspect.

KITCHEN DINING

Kitchen Area:

Fitted kitchen with central island, comprising a range of base, wall, drawer and tall units with matching worksurfaces and upstands above. Integrated eye-level electric oven, five-ring gas hob, extractor unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, external door to the rear garden and a double glazed window to the rear aspect.

Dining Area:

Radiator and double glazed patio doors to the rear garden.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Radiator, built-in wardrobe with mirrored sliding doors, internal door to the en-suite and a double glazed window to the rear aspect.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and double shower enclosure benefitting a mains shower. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

BEDROOM TWO

Radiator, built-in wardrobe with mirrored sliding doors and a double glazed window to the front aspect.

BEDROOM THREE

Radiator, built-in wardrobe with double doors and a double glazed window to the front aspect.

BATHROOM

Three piece suite comprising a vanity WC and wash basin combination unit and a step-in shower enclosure with mains shower unit. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with mature borders, with a generous tarmac driveway allowing for off-street parking for three vehicles. A paved pathway with steps leads from the driveway to the front door, along with access from the driveway into the detached garage. Access gates to both sides of the bungalow to the side/rear gardens.

Rear/Side Gardens:

To the side and rear of the property is a lawned garden with mature borders, including a small wildlife pond and a shillied garden area. Directly outside the dining kitchen patio doors is a paved seating area, which includes paved steps and ramp access into the kitchen, along with access into the detached garage. An external cold water tap is located to the rear elevation.

GARAGE

Electric roller garage door, pedestrian access door, power and lighting internally.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter- serenade.composed.meals

AML DISCLOSURE

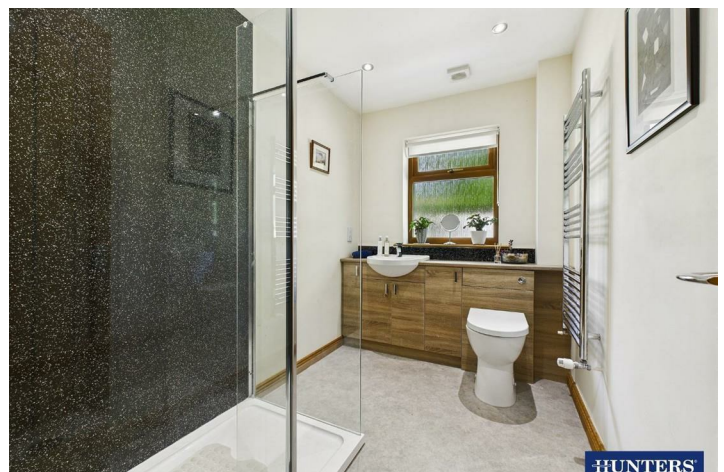
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

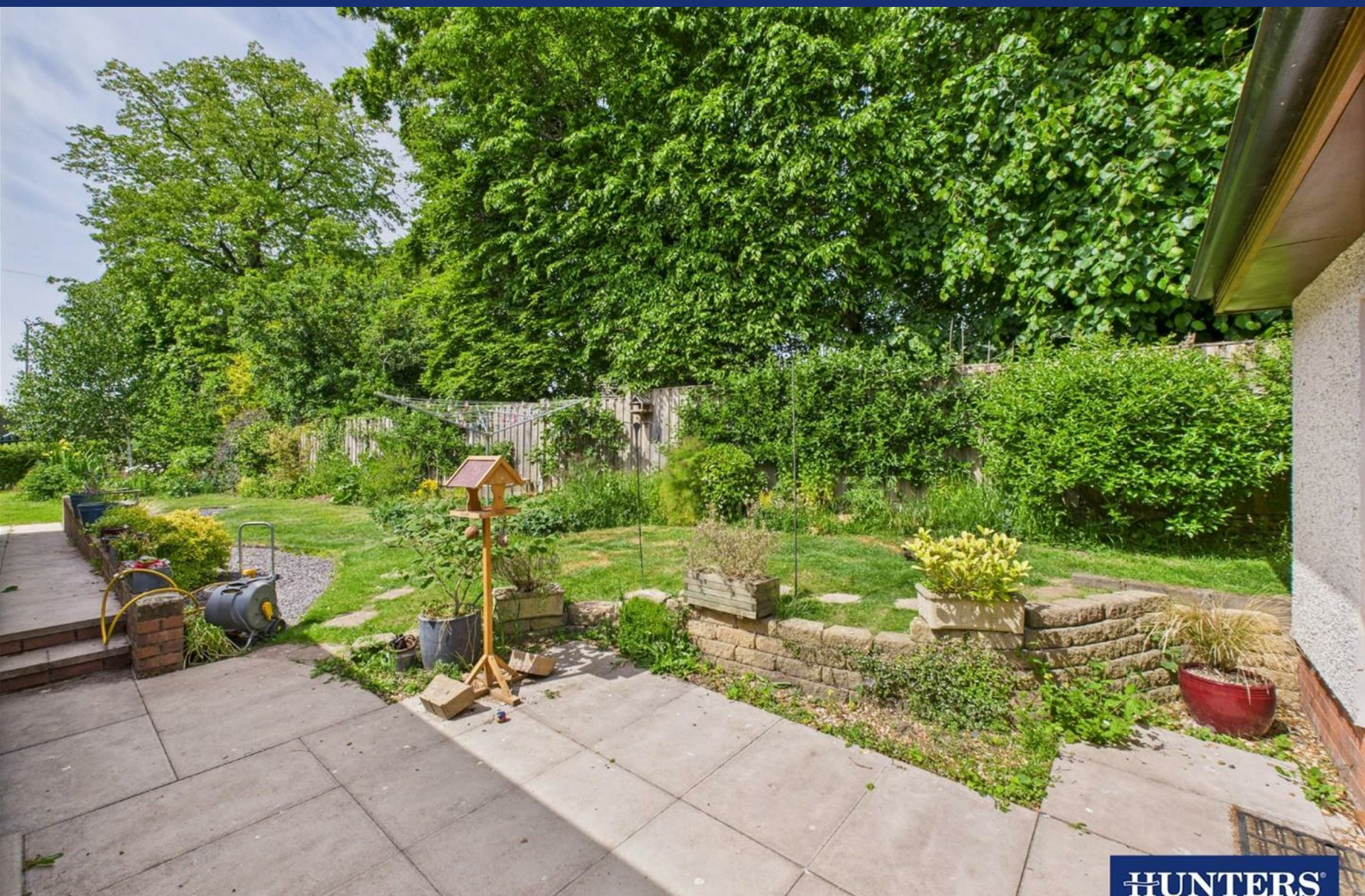
HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

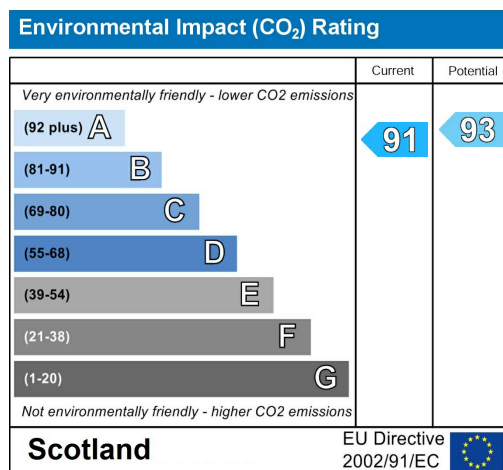
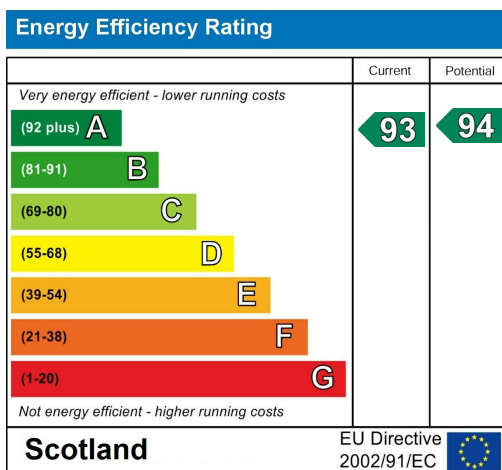
Floorplan







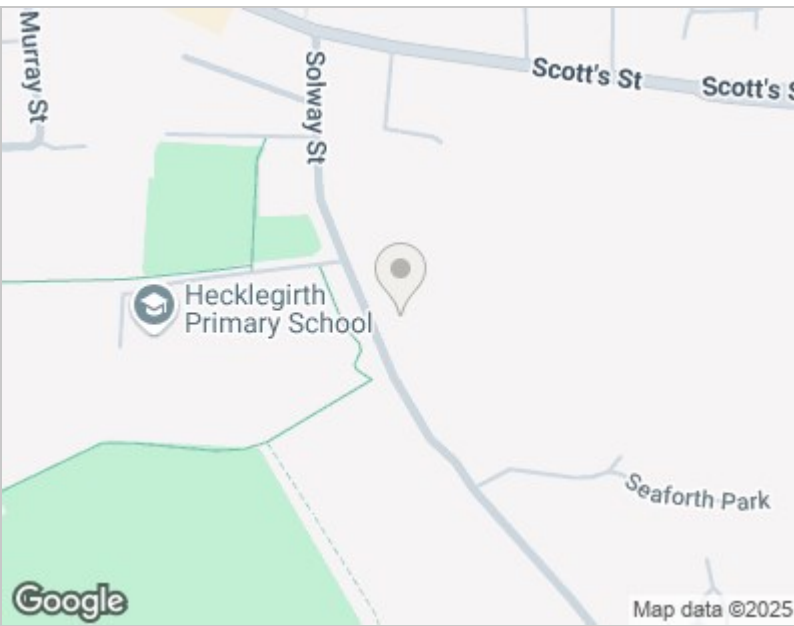
Energy Efficiency Graph



Viewing

Please contact our Hunters Southwest 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.

Bridgend, High Street, Annan, DG12 6AG
Tel: 01387 245 898 Email: southwestscotland@hunters.com
<https://www.hunters.com>

