

HUNTERS[®]

HERE TO GET *you* THERE



Brisbane Road

Eastriggs, Annan, DG12 6NZ

Offers Over £70,000



- No Onward Chain
- Exceptional Corner Plot
- Dual-Aspect Living/Dining Room
- Large Detached Garage/Workshop
- Ideal for Developers & Investment Landlords

- Renovation Project with Huge Potential
- End-Terrace House
- Two Double Bedrooms
- Off-Street Parking & Gardens
- EPC - D

Tel: 01387 245898

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****VERBAL OFFER ACCEPTED****

NO CHAIN – Occupying an exceptional corner plot and benefitting from a large detached garage/workshop, this two double-bedroom end-terrace house is ready for new ownership and offers the potential to be transformed into a fantastic home. Ideal for developers, investment landlords, or first-time buyers and young families looking for a project, the property provides generous internal space, including a dual-aspect living/dining room, a large kitchen, two double bedrooms, and a bathroom. Externally, there is ample off-street parking, a substantial garage/workshop, and gardens to the front, side, and rear. Don't miss out on this excellent opportunity, contact Hunters today to arrange your viewing!

The accommodation briefly comprises an entrance hall, living/dining room and kitchen to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there is off-street parking, large detached garage/workshop and gardens to the side and rear. 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:

ENTRANCE HALL

10'4" x 8'3" (3.15m x 2.51m)

LIVING/DINING ROOM

21'6" x 10'6" (6.55m x 3.20m)

Measurements to the maximum points.

KITCHEN

10'7" x 10'3" (3.23m x 3.12m)

Measurements to the maximum points.

FIRST FLOOR:

LANDING

BEDROOM ONE

15'7" x 9'8" (4.75m x 2.95m)

BEDROOM TWO

10'7" x 9'8" (3.23m x 2.95m)

BATHROOM

8'1" x 5'0" (2.46m x 1.52m)

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - flask.voting.unity

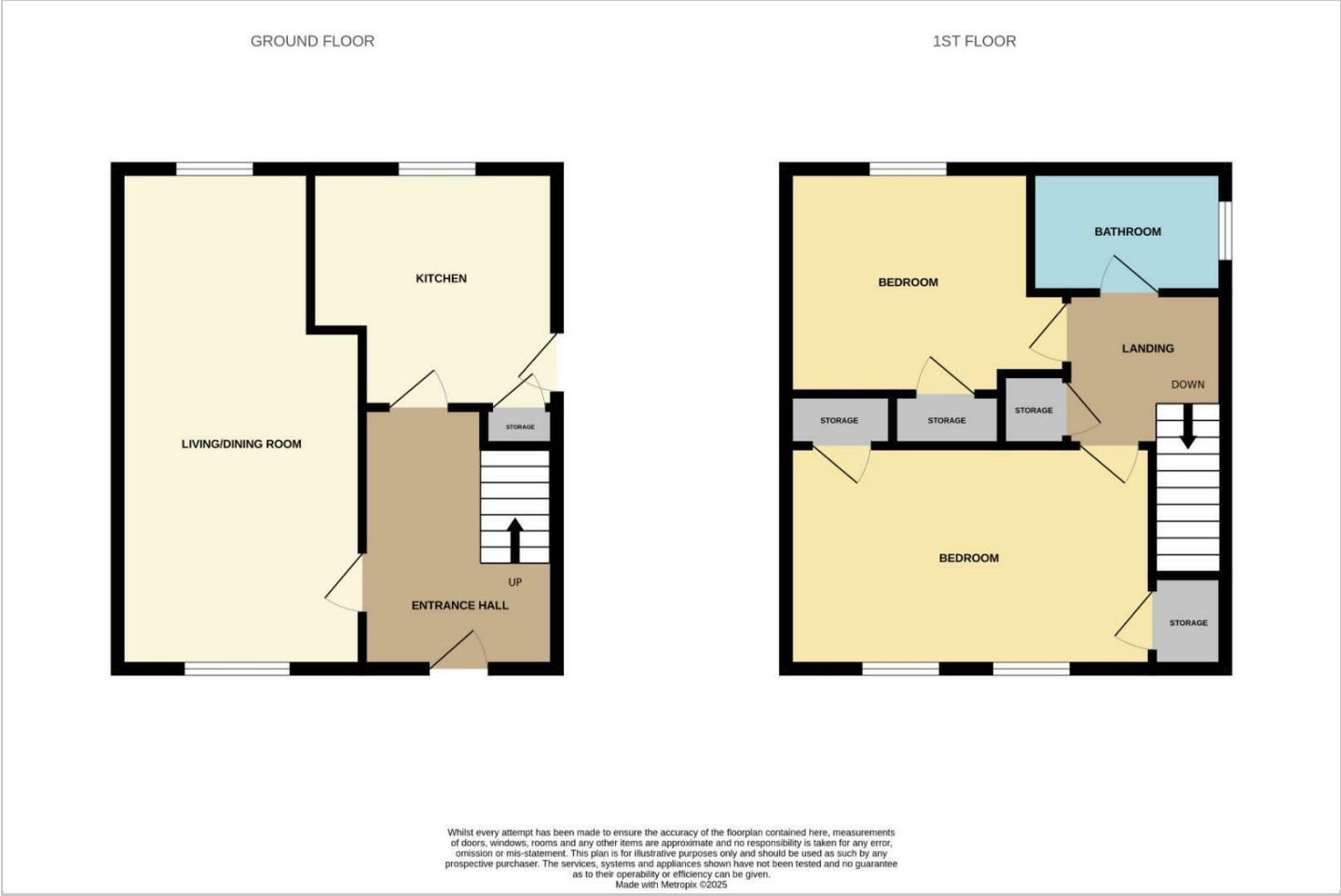
AML DISCLOSURE

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

The Home Report for this property 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.

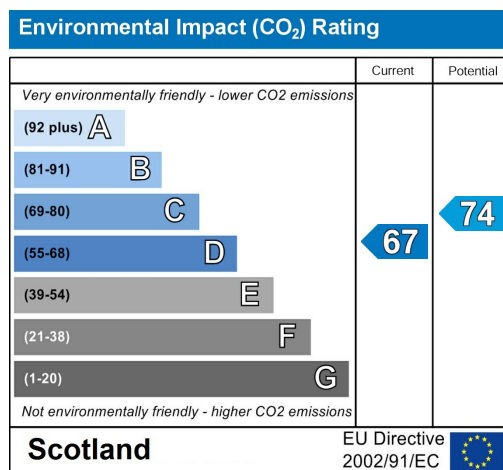
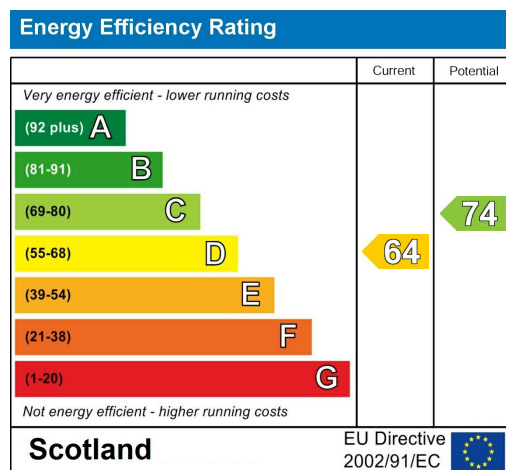
Floorplan







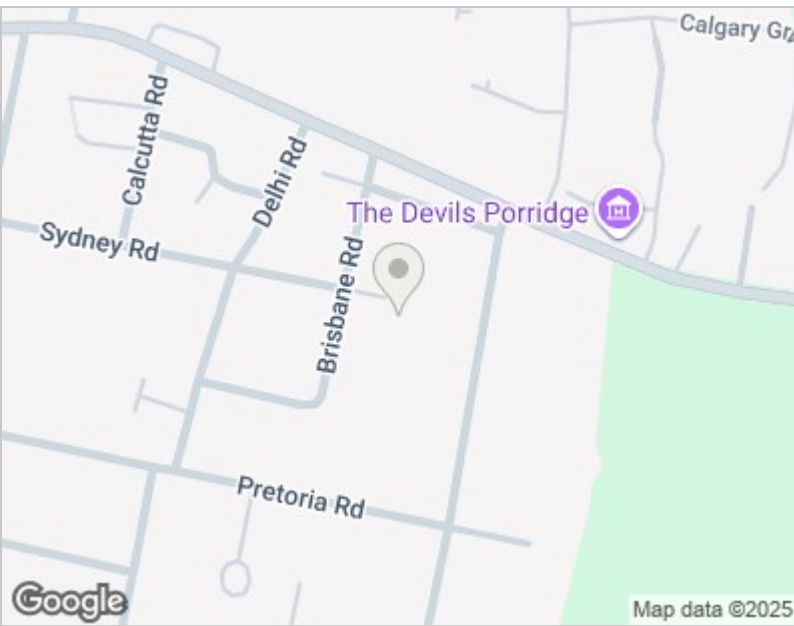
Energy Efficiency Graph



Viewing

Please contact our Hunters 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





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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