



HUNTERS®

Kennels Road

Annan, DG12 5HH

Offers Over £230,000



- Spacious Detached Bungalow in a Sought-After Location
- Bright Living Room & Well Proportioned Dining Kitchen
- Three Double Bedrooms, Master with En-Suite
- Generous Front & Rear Gardens
- Double Glazing & Gas Central Heating
- Fantastic Potential to Modernise and Create Your Dream Home
- Lovely Sunroom with Rear Garden Access
- Excellent Storage Throughout plus Substantial Loft with Power & Lighting
- Off-Street Parking plus Attached Garage with Utility Area
- EPC - TBC

Kennels Road

Annan, DG12 5HH

Offers Over £230,000



****VERBAL OFFER ACCEPTED****

Situated on Kennels Road, towards the outskirts of Annan, this spacious three-bedroom detached bungalow offers generous and versatile accommodation. Inside, you'll find a bright and welcoming living room, a well-proportioned dining kitchen, and a delightful sunroom opening directly onto the rear garden. The master bedroom benefits from its own en-suite, while excellent storage runs throughout the property, including a substantial loft with power and lighting. Although some modernisation and personal touches may be desired, the home presents an exciting opportunity to tailor the space to your own style, creating a truly special forever home. Additional features include a large integral garage with a useful utility area, gardens to both the front and rear, and ample parking. Viewing is highly recommended to fully appreciate the space, setting, and potential this property has to offer.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, sunroom, three bedrooms, master en-suite and family bathroom internally. Externally there are gardens to the front and rear, off-street parking and an attached garage with utility area. EPC - C and Council Tax Band - E.

Nestled on the Solway Coast in Dumfries and Galloway, Annan is a thriving town that combines historic charm with modern convenience. Well-served by a variety of independent shops, supermarkets, cafés, pubs, and local services, the town offers everything needed for day-to-day living. Families benefit from a choice of primary and secondary schools, while leisure facilities, riverside walks, and nearby beaches make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travel to West to Dumfries or East towards the A74(M) and the M6 for travel to Carlisle, Glasgow and beyond. For those who commute by train, Annan railway station provides regular services across southwest Scotland. Whether you're seeking a relaxed coastal lifestyle, easy commuting options, or a welcoming community, Annan offers something for everyone.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal double doors to the dining kitchen, further internal doors to the living room, three bedrooms and bathroom, two radiators, loft-access point and two built-in cupboards. The substantial loft includes a pull-down ladder, part boarding, lighting and power sockets.

LIVING ROOM

Double glazed window to the front aspect, radiator and a fireplace with electric fire.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric double oven, gas hob, extractor unit, integrated fridge freezer, one and a half bowl stainless steel sink with mixer tap, radiator, opening to the sunroom, internal door to the garage and a double glazed window to the rear aspect.

SUNROOM

Radiator, double glazed windows to the rear aspect and a double glazed sliding patio door to the rear garden.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the side aspect, radiator, built-in wardrobe with double sliding doors, further built-in cupboard and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with electric shower. Part-tiled walls, radiator and an extractor fan.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the side aspect, radiator and a built-in cupboard.

BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bath and shower enclosure with electric shower unit. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a large block-paved driveway which allows off-street parking for up to three

vehicles, with access from the driveway into the attached garage. A block-paved pathway with ramp access leads from the driveway towards the front entrance door. Further to the front is a large garden area, with access down both sides of the bungalow to the rear garden.

Rear Garden:

To the rear of the property is a private garden area including a small paved seating area directly outside the sunroom patio door. Access from the rear garden into the garage via pedestrian access door.

GARAGE WITH UTILITY AREA

Manual garage door, pedestrian access door, double glazed window to the rear aspect, fitted base units with worksurface above, space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink, wall-mounted gas boiler, power and lighting.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - entrusted.cups.approach

AML DISCLOSURE

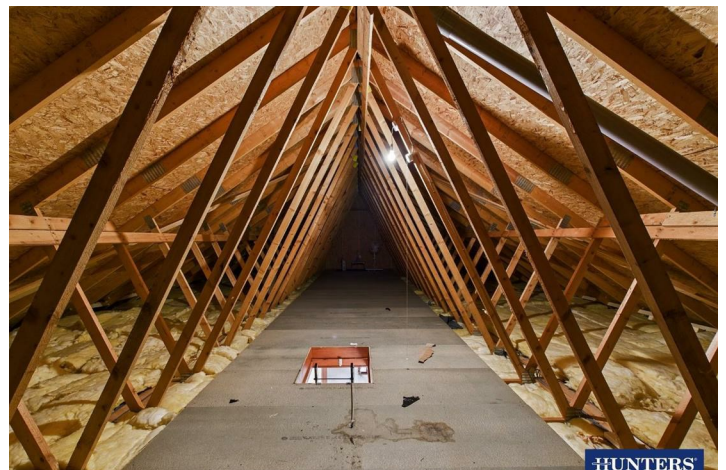
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

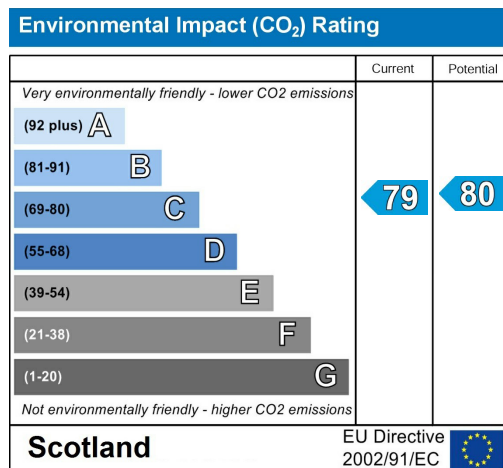
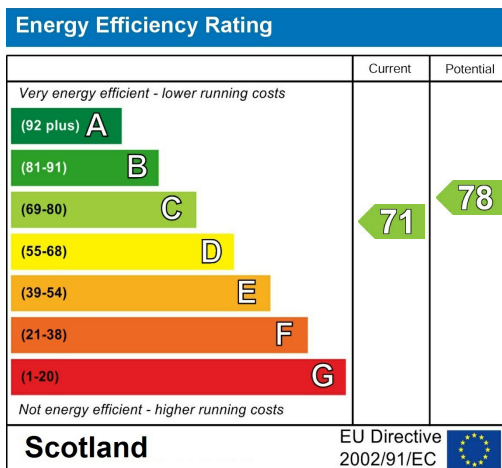
Floorplan







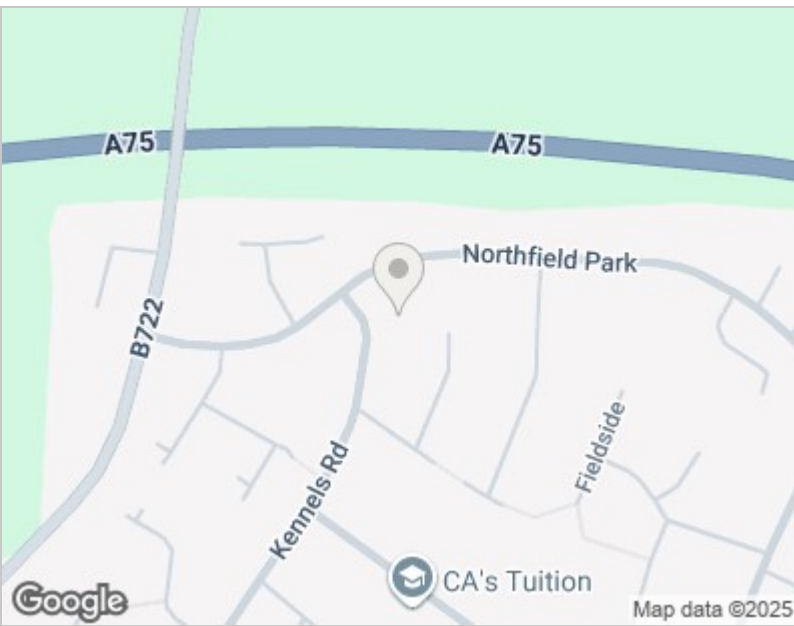
Energy Efficiency Graph



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



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

