



## Moor Cottage

Stapleton Road, Annan, DG12 6NB

Offers Over £150,000



- Detached Cottage with No Onward Chain
- Mature Rear Garden complete with Fruit Trees
- Modern Kitchen with Range Cooker
- Large Attic Room (Accessible from Dining Room/Bedroom)
- Deceptively Spacious Accommodation
- Large Garden/Plot, ideal for Extension or Development
- Living Room with Focal Fireplace
- Double Bedroom, Dining Room/ Bedroom,
- Ground-Floor Bathroom
- EPC - D

# Moor Cottage

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NO CHAIN - Moor Cottage provides a fantastic opportunity for those looking for a property they can truly make their own. Situated on Stapleton Road, to the outskirts of Annan, the property is being sold with a large garden/plot to the side, offering phenomenal potential to extend the existing cottage or develop further to include an additional dwelling or garage, subject to the necessary permissions. Inside, the accommodation is deceptively spacious, featuring a large living room with focal fireplace, a modern kitchen with range cooker, a generous bathroom, dining room/bedroom and double bedroom. Dining room/bedroom provides access to a sizeable attic room ideal for storage or a potential home office. Externally, the mature rear garden provides a private and peaceful setting, complete with established fruit trees and plenty of space to enjoy or further enhance. Viewing is essential to appreciate the scope and possibilities this charming property has to offer.

The accommodation briefly comprises an entrance hall, living room, dining room/bedroom, kitchen, bathroom and bedroom to the ground floor with an attic room to the first floor. Externally there are gardens to the front and rear with a large garden/plot to the side. EPC - D and Council Tax Band - C.

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 shore make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travelling 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.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, and internal doors to the living room and bedroom.

### LIVING ROOM

Double glazed window to the front aspect, feature fireplace with inset wood-burning stove, timber mantle and tiled hearth, opening to dining room/bedroom and an internal door to the inner hall.

### INNER HALL

Opening to the kitchen and an internal door to the bathroom.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding 'FLAVEL' range cooker, two extractor fans, integrated dishwasher, integrated washing machine, integrated fridge freezer, space for a tumble drier, one bowl sink with mixer tap, designer vertical radiator, double glazed window to the rear aspect and an internal door to the rear porch.

### REAR PORCH

Double glazed window to the rear aspect and an external door to the rear garden.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin and P-shaped bath with electric shower over. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights and an obscured single glazed window.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and two built-in cupboards/wardrobes.

### DINING ROOM/BEDROOM

Double glazed window to the rear aspect, radiator and an open-staircase to the first floor attic room.

## FIRST FLOOR:

### ATTIC ROOM

Stairs up from the ground floor dining room/bedroom, double glazed window to the rear aspect, double glazed Velux window, built-in cupboard/wardrobe and an eaves area including wall-mounted gas boiler.

### EXTERNAL:

Front Garden:

A mature front garden with gate and pathway from the pavement to the front door, along with an access gate

with pathway to the side of the property to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a paved seating area directly outside the rear porch door, a lawned garden with mature trees, fruit trees and shrubs, and an area of timber decking. Further to the rear elevation is an external cold water tap.

Side Garden/Plot:

To the side of the property is a large area of garden/plot. Previously accommodating a detached garage, with double metal gates to the front pavement and road, this area could be used to develop an additional dwelling, garage or off-street parking, extend the existing accommodation or landscape the gardens further. Subject to permissions.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - writers.interrupt.stop

### AML DISCLOSURE:

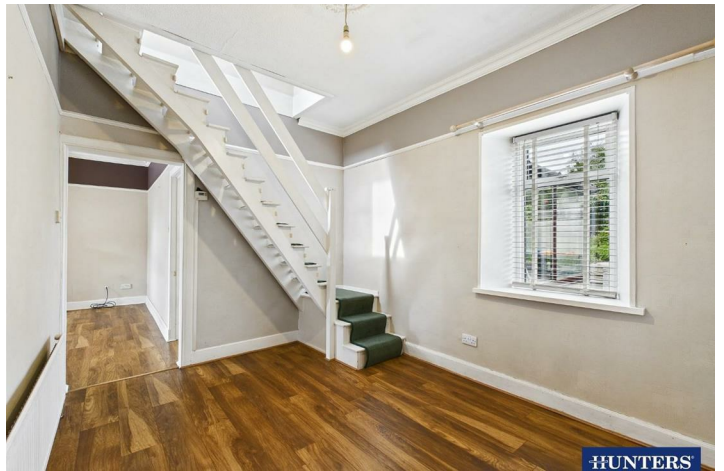
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

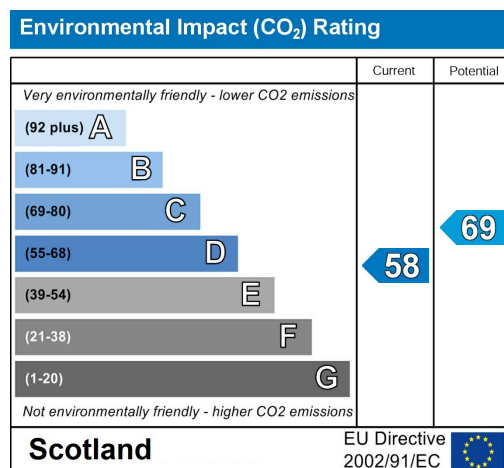
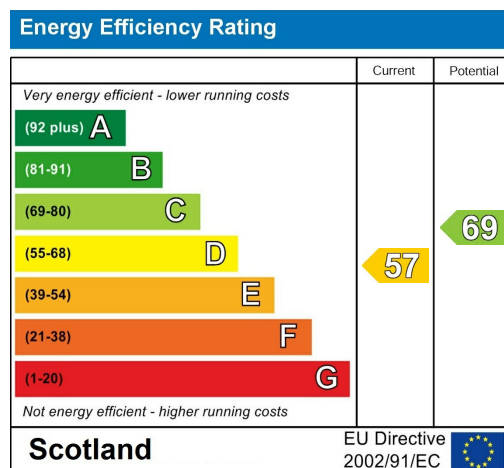
Floorplan







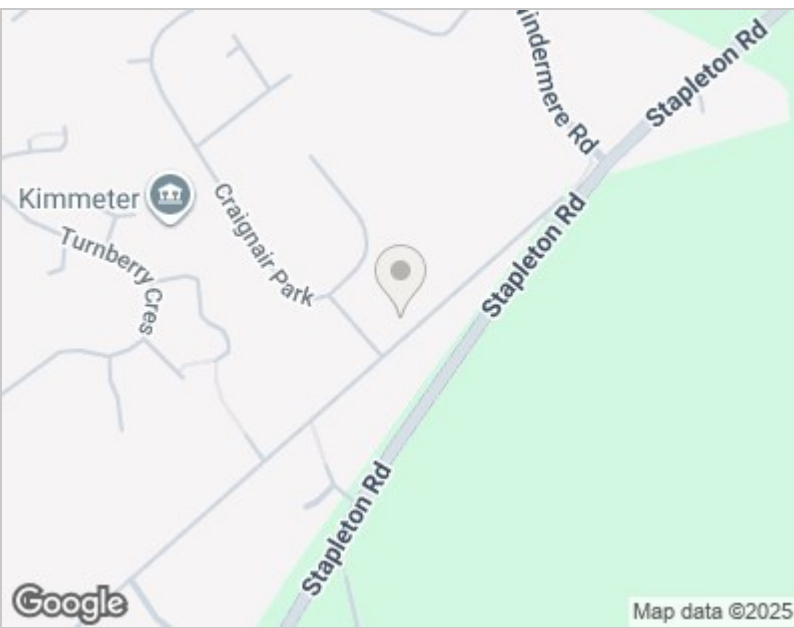
## Energy Efficiency Graph



## 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





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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