



Flat 3, Greenbank House

North Street, Annan, DG12 5DG

Offers Over £110,000

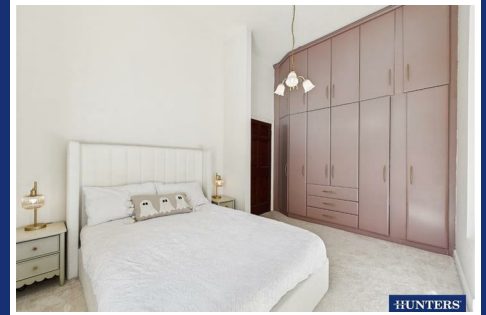


- One-Bedroom Ground Floor Apartment within Greenbank House
- Bright Open-Plan Living & Dining Room with Bay Window
- Double Bedroom with Extensive Fitted Wardrobes
- High Ceilings & Tasteful Décor Throughout
- Ample Shared Parking for Residents and Visitors
- Gated Grounds Close to Annan Town Centre
- Well-Proportioned Kitchen with Stone Worksurfaces
- Modern & Recently Installed Shower Room
- Single Garage with Electric Garage Door
- EPC - D

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Beautifully presented and ready for immediate occupation, this one-bedroom Grade C ground floor apartment is set within Greenbank House, an impressive detached property in gated grounds just moments from Annan town centre. The spacious accommodation includes a bright open-plan living and dining room with a generous bay window, a well-proportioned kitchen, and a double bedroom with extensive fitted wardrobes. A modern and recently installed shower room further enhances the appeal, while high ceilings and tasteful décor throughout create a wonderful sense of light and space. Externally, the property benefits from a single garage within the grounds, along with ample shared parking. An excellent choice for first-time buyers, downsizers, or investors, this home is simply ready to move straight into, contact Hunters Annan today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a communal hall, living/dining room, hallway, kitchen, bedroom and shower room internally. Externally there is a shared gated driveway and an attached garage. EPC - TBC and Council Tax Band - A.

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:

COMMUNAL HALL

Entrance door from the front and an internal doors to three apartments.

LIVING & DINING ROOM

Double glazed bay window to the side aspect, double glazed window to the front aspect, two radiators and an internal door to the hallway.

HALLWAY

Internal doors to the kitchen, bedroom and shower room, radiator and a built-in cupboard.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching stone worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed window to the side aspect, radiator, and fitted wardrobes with drawers.

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Fully-boarded walls, chrome towel radiator, LED mirror, recessed spotlights and an extractor fan.

EXTERNAL:

Externally there is ample communal parking within the gated grounds of the building, with an open-outlook over Galabank Park towards the River Annan. Access from the driveway into the garage, along with access into the communal hall.

GARAGE

Electric garage door.

WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - atom.emphasis.insulated

AML DISCLOSURE:

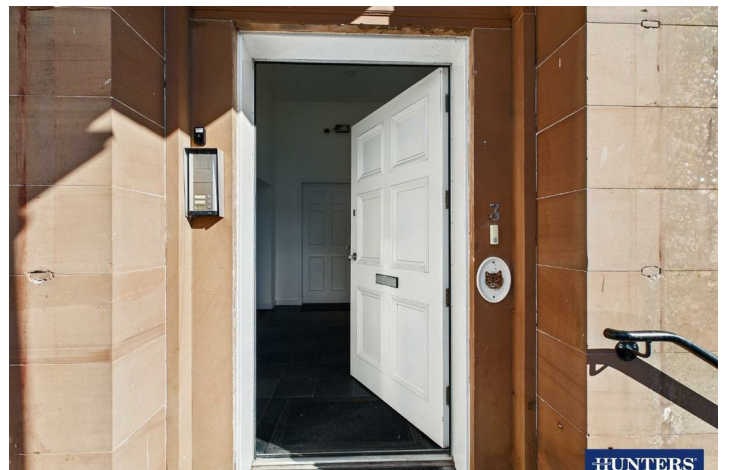
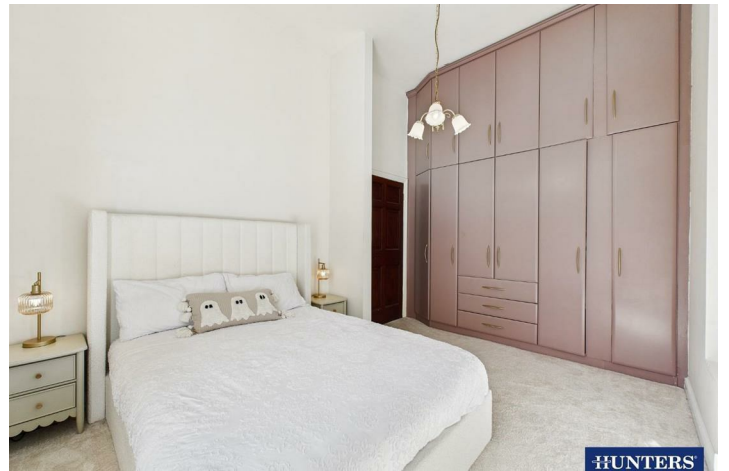
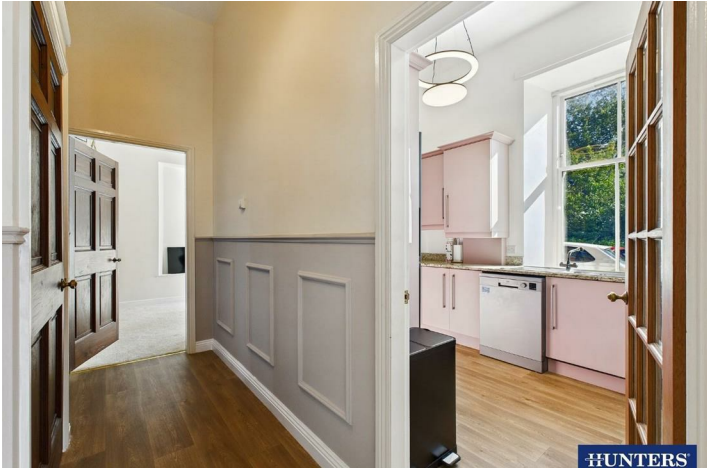
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

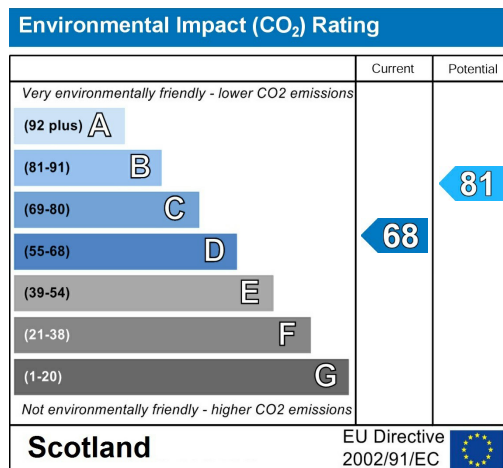
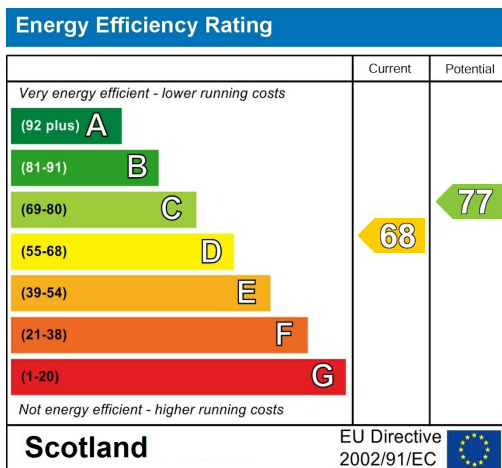
Floorplan







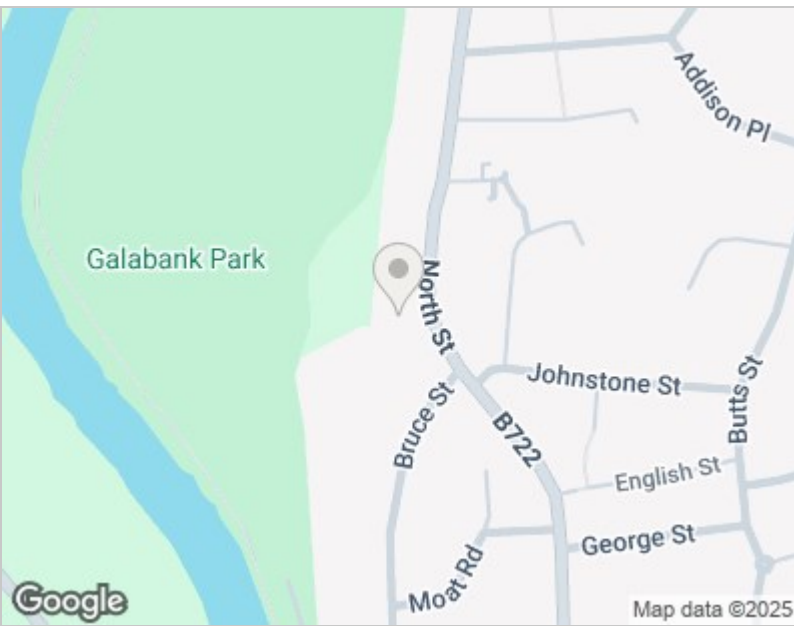
Energy Efficiency Graph



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



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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.

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