



Clapperton Road, Annan
, DG12 5JH

Offers Over £115,000

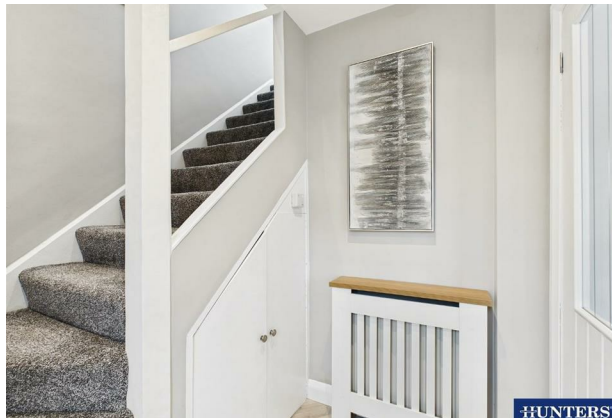


Clapperton Road, Annan

DESCRIPTION

Beautifully presented two-bedroom Semi Detached House effortlessly blends style, comfort, and practicality. Designed with modern living in mind, the heart of the home is a bright and inviting open-plan space that seamlessly connects the living, dining, and kitchen areas – perfect for entertaining or relaxing in everyday comfort. The kitchen stands out as a contemporary focal point, featuring sleek finishes and clean lines that elevate the overall design. Bespoke media wall with an integrated electric fire creates a stunning focal point in the living area, while feature panelling in the recess adds depth and a designer finish. Upstairs, two well-proportioned double bedrooms offer restful retreats, complemented by a chic, modern bathroom. Outside, the property continues to impress with low-maintenance, landscaped gardens to the rear, providing private outdoor space perfect for entertaining. With ample off-street parking, garage/store, gas central heating, and double glazing throughout, this home ticks every box for first-time buyers, young families, or downsizers seeking a stylish and move-in-ready property. Early viewing is highly recommended—contact Hunters Annan today to arrange yours.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, hallway, open-plan living, dining & kitchen, and a side porch to the ground floor with a landing, two bedrooms and shower room to the first floor. Externally there is off-street parking, garage/store and gardens to the front and rear. EPC - C and Council Tax Band - B.



ROOMS

Ground Floor

Entrance Hall

Approached through double glazed door with radiator and understair storage cupboard.

Living and Drining Room

A bright dual-aspect reception room with double-glazed windows to the front and rear elevation. The room features a contemporary media wall with an electric fire and decorative panelling to the recessed alcoves, creating a stylish and inviting focal point.

Kitchen

A contemporary and stylish fitted kitchen featuring a range of base and wall units with complementary work surfaces. The kitchen includes an integrated fridge and freezer, electric hob with chimney-style extractor hood above, and oven below. Additional features include an integrated slimline dishwasher, plumbing for an automatic washing machine, a sink unit, and the central heating boiler. A double-glazed window overlooks the side elevation, with a double-glazed pedestrian access door leading to the rear garden.

Bedroom 2

A rear-facing double bedroom with a double-glazed window overlooking the rear elevation and a central heating radiator

Bedroom 2

A spacious front-facing bedroom featuring two double-glazed windows to the front elevation, a radiator, built-in wardrobes, and overhead storage. The room also houses the central heating boiler within a storage cupboard.

Bathroom

Contemporary 3 piece suite comprising of panelled bath with shower over, vanity sink unit with WC. Window and heated towel rail.

Externally

To the front of the property is an ample driveway. The rear garden is smartly landscaped for modern, low-maintenance living—featuring a spacious paved patio ideal for outdoor dining and entertaining, alongside a neatly kept lawn for added greenery. Raised planters, crisp white retaining walls, and mature hedging provide a stylish and private backdrop, while a designated BBQ area and access to the detached garage add extra practicality. Thoughtfully designed and easy to maintain, this outdoor space is perfect for relaxing or hosting in style.

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.



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Hallway

4'6" x 6'6"

1.39 x 1.98 m



Ground Floor

Landing

6'2" x 3'2"

1.90 x 0.97 m



Floor 1

Approximate total area^m

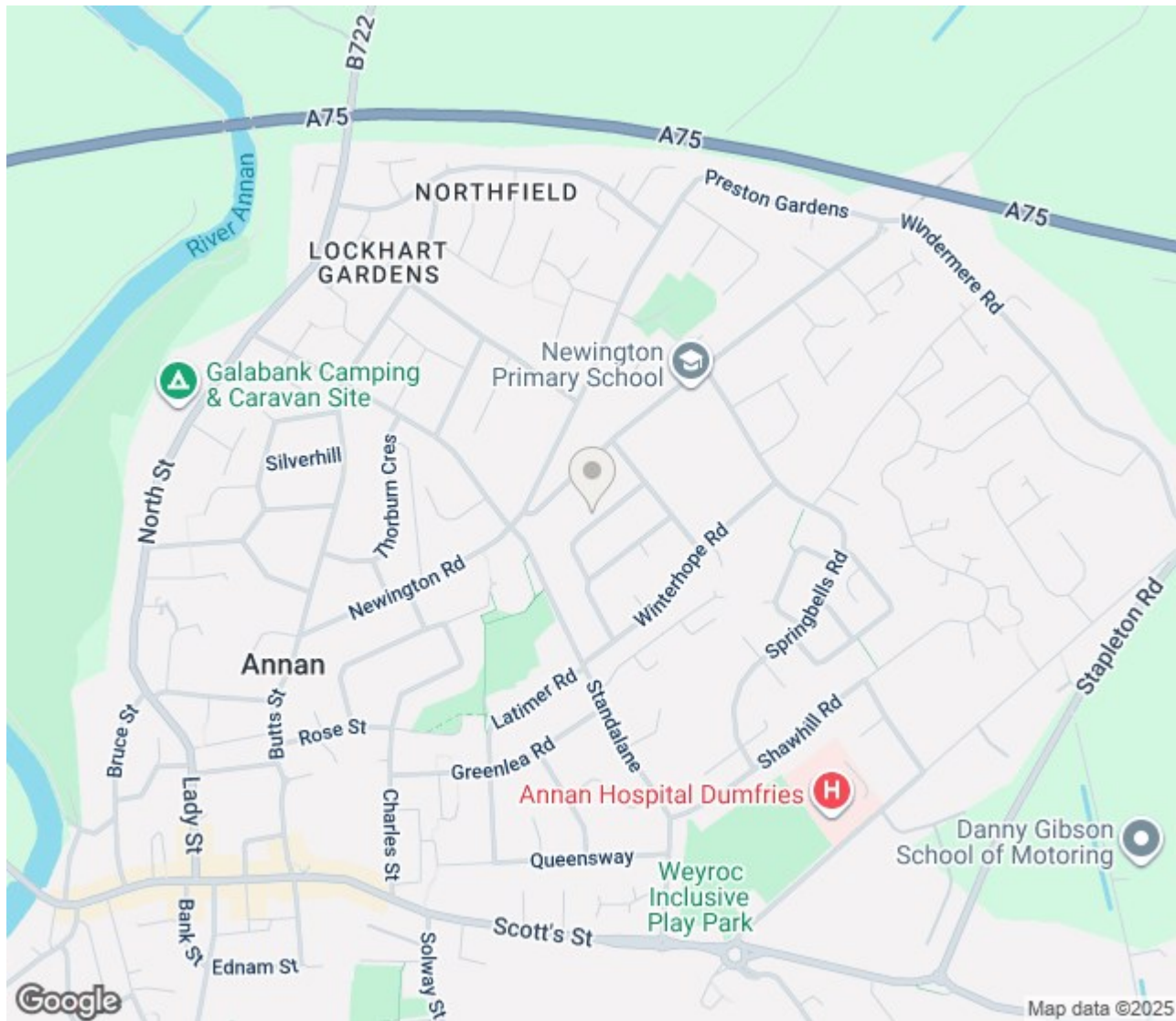
642 ft²

59.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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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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