



Adelaide Place

Eastriggs, DG12 6UD

Offers Over £285,000



- Modern Detached Bungalow, Nicely Situated within Eastriggs
- Underfloor Heating & Solar PV Panels
- Bright and Spacious Living Room
- Low-Maintenance Gardens to the Front & Rear
- Off-Street Parking for Two Vehicles

- Beautifully Presented & High Specification
- Stylish Open-Plan Kitchen Dining Room with Adjoining Utility Room
- Three Double Bedrooms, All with Fitted Wardrobes
- Integral Garage with Underfloor Heating Internally
- EPC - C

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Property launch on Friday 17th October between 2pm - 3pm, please contact Hunters to schedule your private viewing.

This modern detached bungalow presents an outstanding opportunity to acquire a beautifully presented, high-specification home offering a wealth of internal accommodation. Boasting luxuries such as underfloor heating throughout, the property features a stylish kitchen dining room with an adjoining utility room, a spacious living room with a large front-aspect window, three double bedrooms all with built-in wardrobes, a convenient master en-suite shower room, and a well-appointed family bathroom. In addition, there is a large integral garage, also benefiting from underfloor heating, along with a generous loft with lighting and boarding, ample driveway parking, a timber summerhouse, and low-maintenance gardens to both the front and rear. Furthermore, the property also benefits from solar PV panels, enhancing energy efficiency while providing a valuable income. An ideal choice for those seeking practical, single-level living in turn-key condition, ready for immediate enjoyment.

Contact Hunters Annan today to schedule your viewing.

The accommodation, which has underfloor gas central heating, double glazing and solar panels, briefly comprises a hallway, living room, kitchen dining room, utility room, three bedrooms, master en-suite and family bathroom internally. Externally there is off-street parking, an integral garage and low-maintenance gardens to the front and rear. EPC - C and Council Tax Band - E.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, kitchen dining room, three bedrooms and family bathroom, built-in cupboard with double doors, built-in cupboard housing the water cylinder, underfloor heating, and a loft-access point. We have been advised the loft includes a pull-down ladder, part-boarding, lighting and the inverter for the solar panels internally.

LIVING ROOM

Double glazed window to the front aspect, underfloor heating, and double doors to the kitchen dining room.

KITCHEN DINING ROOM

Kitchen Area:

Fitted kitchen with breakfast bar peninsula, comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric double oven, gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl sink with mixer tap, underfloor heating, and a double glazed window to the rear aspect.

Dining Area:

Double glazed sliding patio door to the rear garden, underfloor heating, and an internal door to the utility room.

UTILITY ROOM

Fitted base units with matching worksurfaces and upstands above. Space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler, underfloor heating, extractor fan, internal door to the garage and an external door to the rear garden.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, fitted wardrobe with mirrored sliding doors, underfloor heating, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower unit. Part-tiled walls, chrome towel radiator, underfloor heating, extractor fan and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect, underfloor heating, and a fitted wardrobe with mirrored sliding doors.

BEDROOM THREE

Double glazed window to the front aspect, underfloor heating, and a fitted wardrobe with mirrored sliding doors.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with shower over. Part-tiled walls, chrome towel radiator, underfloor heating, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance gravelled garden and a tarmac driveway allowing off-street parking for two vehicles. Access from the driveway into the integral garage along with an access gate to the rear garden.

Rear Garden:

To the rear of the property is a low-maintenance garden, complete with a paved seating area, gravelled garden, a timber summerhouse with power and lighting, a timber garden shed, and an external cold water tap.

GARAGE

Manual up and over garage door, power, lighting and underfloor heating.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - unusable.farms.stew

AML DISCLOSURE:

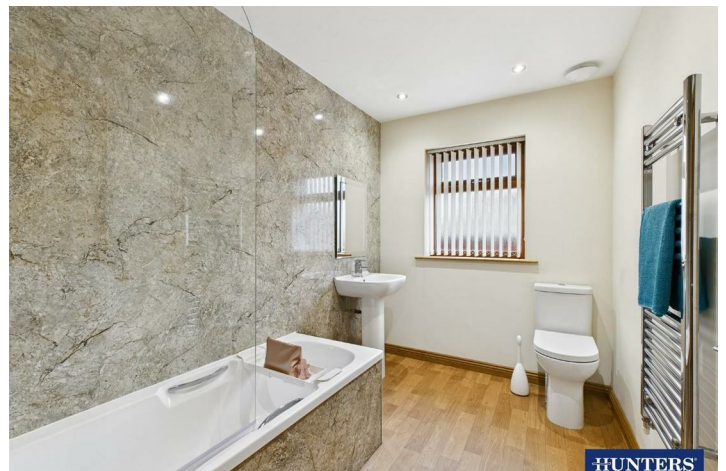
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

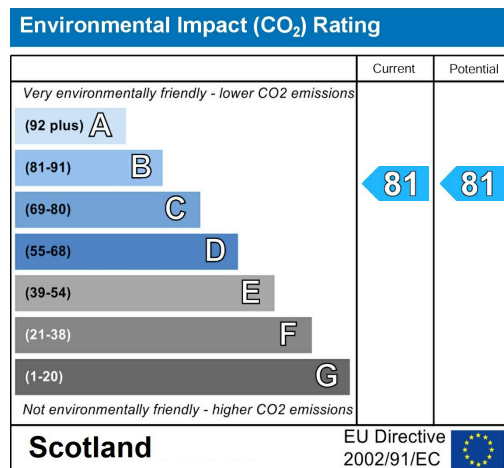
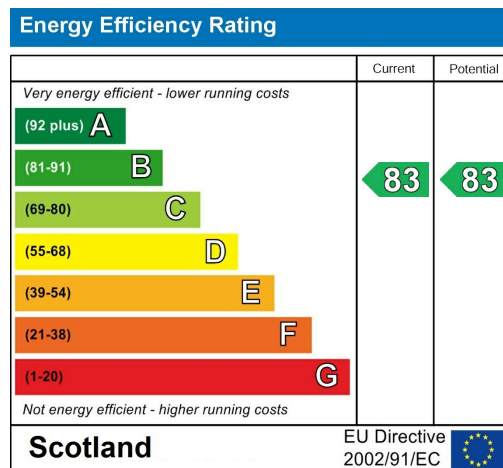
Floorplan







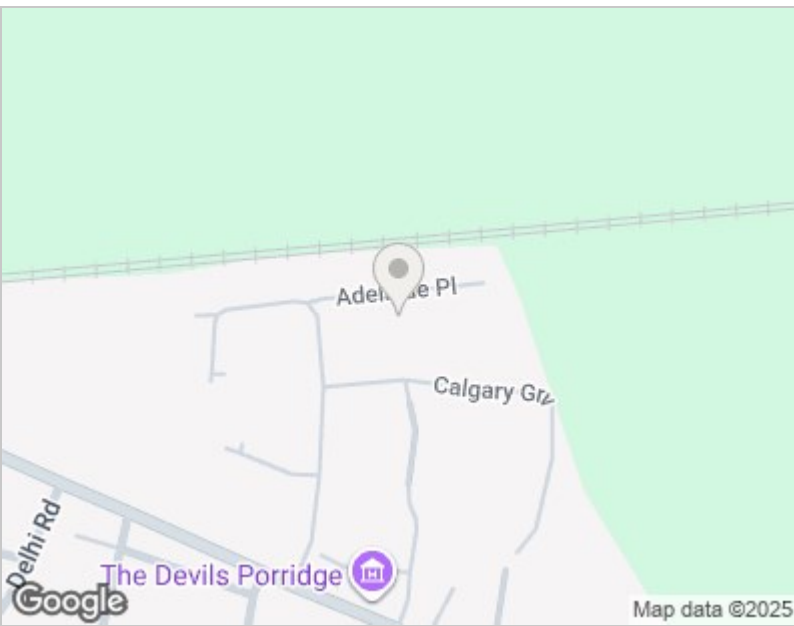
Energy Efficiency Graph



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



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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