



Preston Park

Annan, DG12 5HS

Offers Over £250,000



- Immaculately Presented Modern Detached Bungalow
- Fabulous Open-Plan Dining Kitchen with Family Room
- Three Double Bedrooms Offering Ample Space & Flexibility
- Practical Utility Room with Additional Shower Room Adjoining
- Peaceful Preston Park Location with Excellent Access to Annan's Amenities & Transport Links
- Spacious & Versatile Accommodation Ideal for Families or Downsizers
- Generous Living Room Filled with Natural Light
- Stylish Contemporary Family Shower Room
- Large Driveway, Garage with Entertaining Area & Beautiful Gardens Front and Rear
- EPC - C

Preston Park

Annan, DG12 5HS

Offers Over £250,000



Offered in immaculate condition throughout, this detached bungalow combines generous living space with contemporary style, creating the perfect home for families, downsizers, or professionals seeking comfort and versatility. At the heart of the property is a stunning dining kitchen with a spacious family room, ideal for entertaining, casual dining, or relaxing with loved ones, complemented by a bright and airy living room that exudes warmth and style. Furthermore, the home offers three generous double bedrooms, a sleek and stylish family shower room, and a practical utility room with an adjoining WC/shower room, providing flexible and convenient living to suit modern lifestyles. Externally, the property impresses with a large driveway, garage with an adjoining entertaining area, and beautifully maintained gardens to both the front and rear, offering a perfect balance of outdoor space and privacy. Nestled in the peaceful and desirable Preston Park area of Annan, this home enjoys an enviable location with excellent access to the town's wide range of amenities, schools, and transport connections, making daily life effortless. Combining exceptional space and a prime location, this is a rare opportunity to secure a truly outstanding bungalow. Contact Hunters today to arrange your viewing and experience everything this remarkable home has to offer.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen & family room, utility room, three bedrooms and family shower rooms and a WC/shower room. Externally there is off-street parking, a garage, entertaining area and gardens to the front and rear. 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 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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen & family room, three bedrooms and shower room, two built-in cupboards, radiator and a loft-access point.

LIVING ROOM

Double glazed window to the front aspect, and a radiator.

DINING KITCHEN & FAMILY ROOM

Dining Kitchen:

Fitted kitchen with central island and breakfast bar, comprising a range of base, wall and drawer units with worksurfaces, upstands and splashback above. Integrated electric double oven with grill, electric hob, extractor unit, integrated dishwasher, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, radiator, opening to the family area and an internal door to the utility room.

Family Area:

Double glazed sliding patio door to the rear garden, and a radiator.

UTILITY ROOM

Fitted base, wall, drawer and tall units with worksurfaces and upstands above. Space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, extractor fan, wall-mounted and enclosed gas boiler, radiator, internal door to the WC/shower room, external door to the rear garden and a double glazed window to the rear aspect.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect, radiator and an open-wardrobe.

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a corner shower enclosure with mains shower. Part-tiled walls, towel radiator, LED mirror, recessed spotlights, extractor fan and an obscured double glazed window.

WC/SHOWER ROOM (OFF UTILITY)

WC, vanity unit with wash basin and space available for a

shower enclosure. Towel radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a large, low-maintenance gravelled garden, together with a spacious driveway extending along the side of the property towards the garage.

Rear Garden:

To the rear of the property is an enclosed garden featuring a paved seating area and a lawned section with raised, low-maintenance borders. There is access from the rear garden into the utility room, as well as direct access into the entertaining area.

GARAGE & ENTERTAINING AREA

Garage:

Manual up and over garage door, power and lighting.

Entertaining Area:

Pedestrian access door, opening to the garage, double glazed patio doors to the rear garden, power, lighting and a cold water tap.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - shopping.guesswork.these

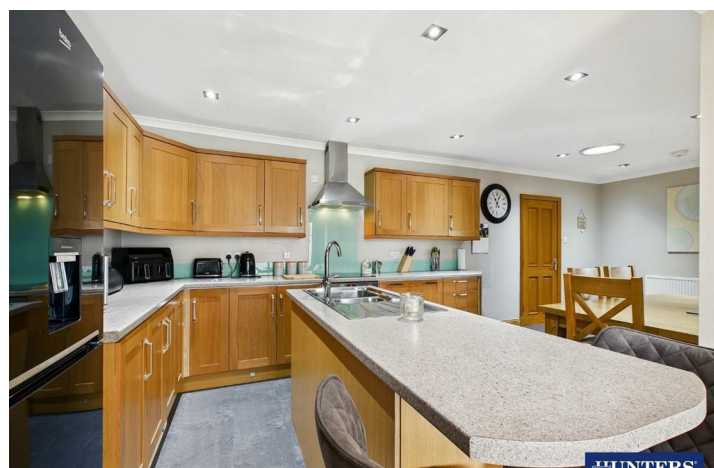
AML DISCLOSURE:

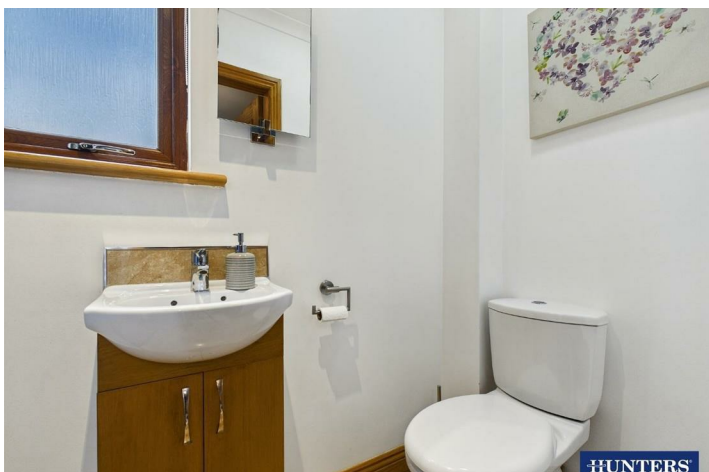
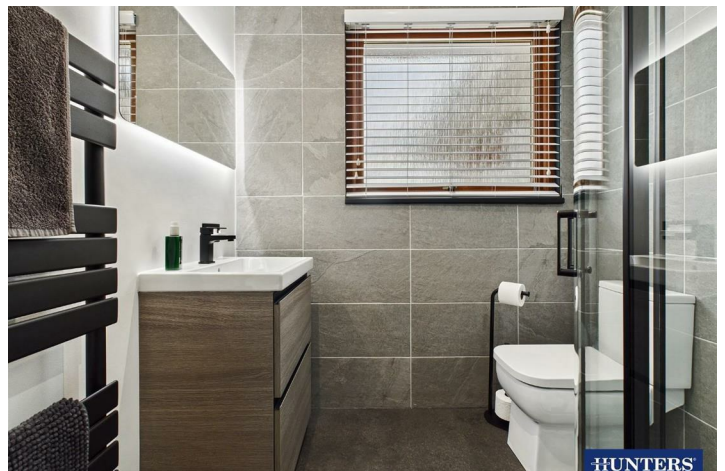
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

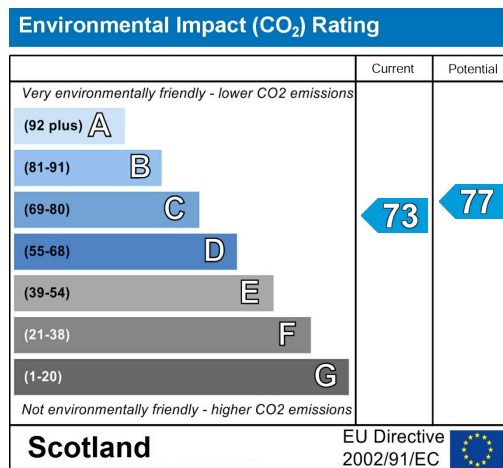
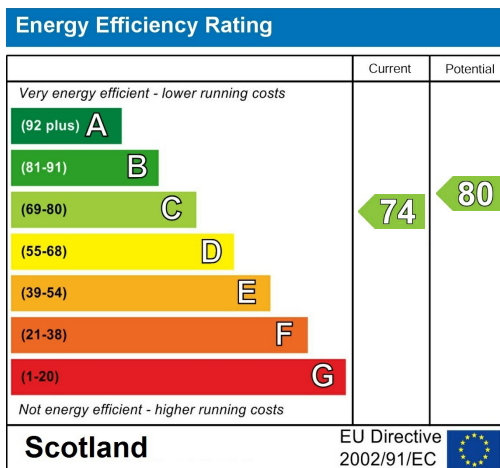
Floorplan







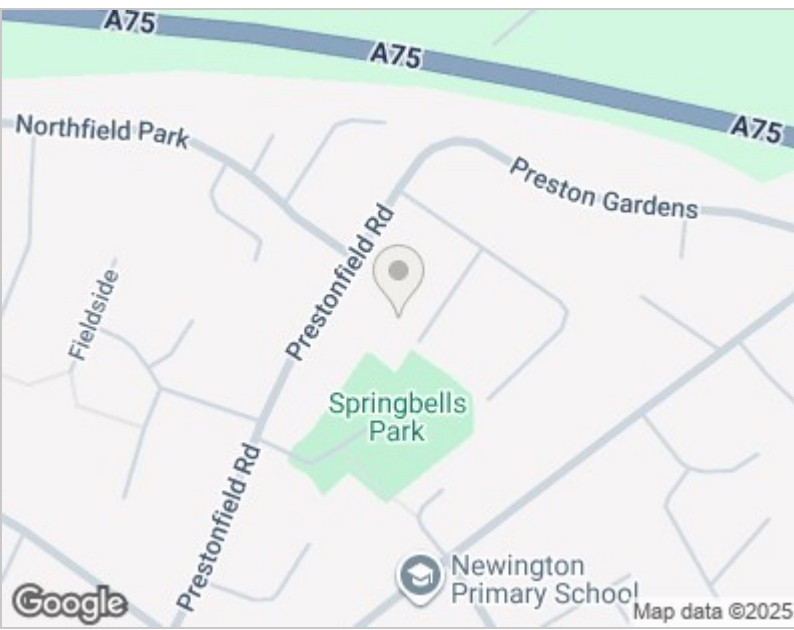
Energy Efficiency Graph



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.

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

