



Closehead Avenue

Annan, DG12 5JX

Offers Over £105,000

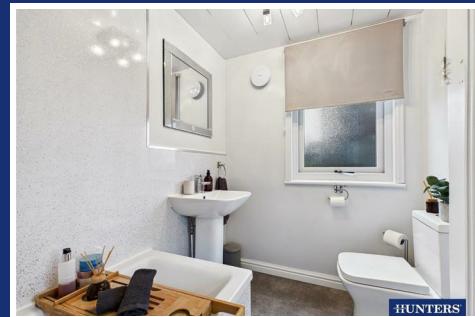


- Generous Corner Plot at the Head of a Peaceful Cul-De-Sac
- Ideal for First-Time Buyers, Young Families and Investment Landlords
- Spacious Living/Dining Room
- Three Well-Proportioned Bedrooms
- On-Street Parking
- Well Presented Semi-Detached Home
- Excellent Potential for Development or Extension (Subject to Permissions)
- Upgraded Kitchen & Family Bathroom
- Large Rear Garden ready for Personalisation
- EPC - D

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Enjoying a generous corner plot at the head of a peaceful cul-de-sac, this well presented three-bedroom semi-detached home has been lovingly cared for over the years by just two wonderful owners, reflecting a true sense of pride and warmth throughout. Perfectly suited to first-time buyers, young families, or investors, the property offers a bright and inviting interior featuring a spacious living/dining room, an upgraded kitchen and family bathroom, along with three well-proportioned bedrooms, an ideal layout for comfortable, practical living. Beyond the home, the excellent-sized rear garden presents fantastic potential for personalisation, while the spacious plot also offers exciting opportunities for extension or further development, subject to planning permission. With no ongoing chain and ready for immediate occupation, this delightful home is not to be missed, contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

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:

HALLWAY

Entrance door from the front, internal doors to the living/dining room and bathroom, stairs to the first floor landing, radiator, obscured double glazed window, and two built-in cupboards, one of which includes the wall-mounted gas boiler.

LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator, fireplace with electric fire, and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces above. Integrated electric oven, electric hob, extractor unit, space for a fridge freezer, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the side 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. Part-boarded walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, loft-access point, built-in cupboard, and a double glazed window to the front aspect.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a small gravelled garden area, which extends to the side of the property with access gate to the rear garden. Parking is available on-street within the cul-de-sac.

Rear Garden:

To the rear of the property is a large corner garden, predominantly lawned and including a timber garden shed.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - barn.twins.consonant

AML DISCLOSURE:

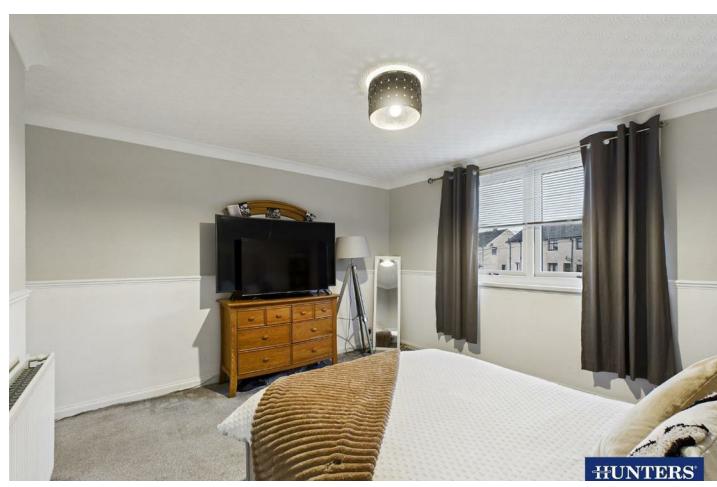
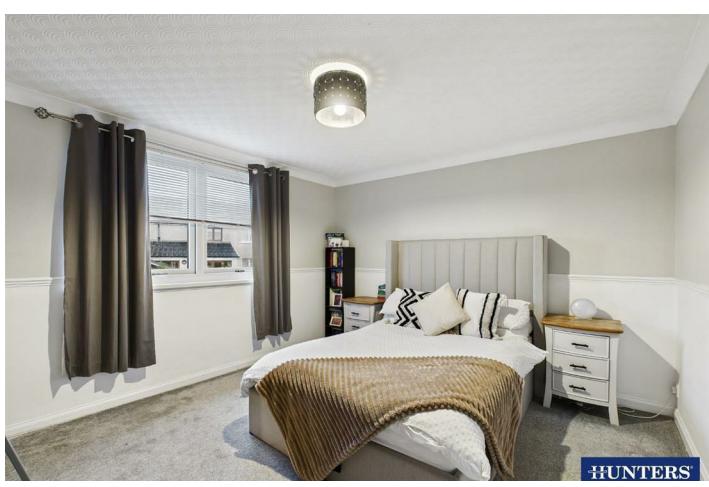
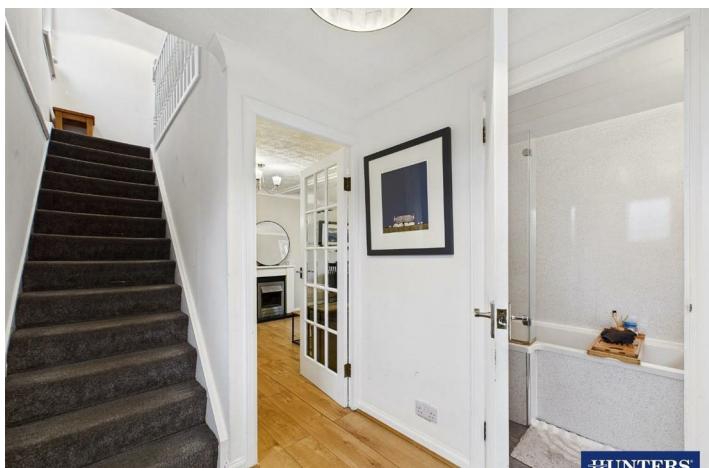
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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



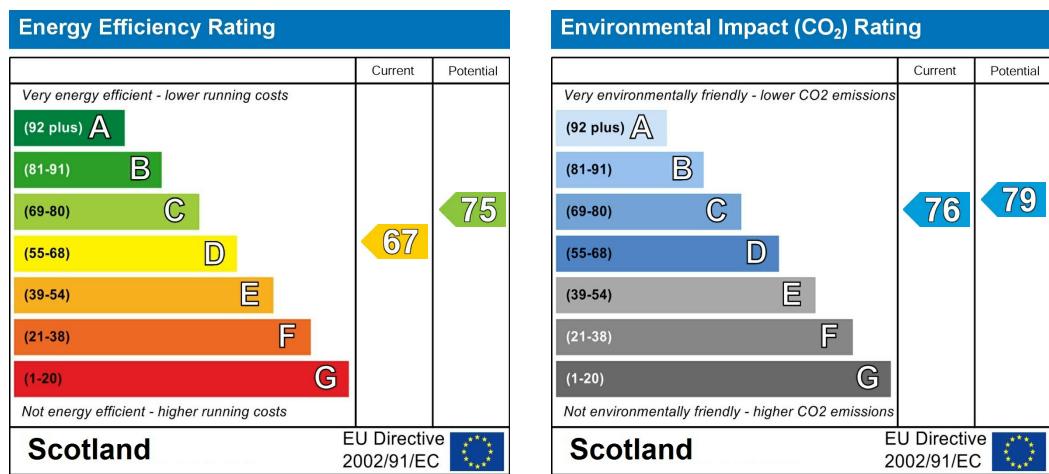


Tel: 01387 245898



HUNTERS®

Energy Efficiency Graph

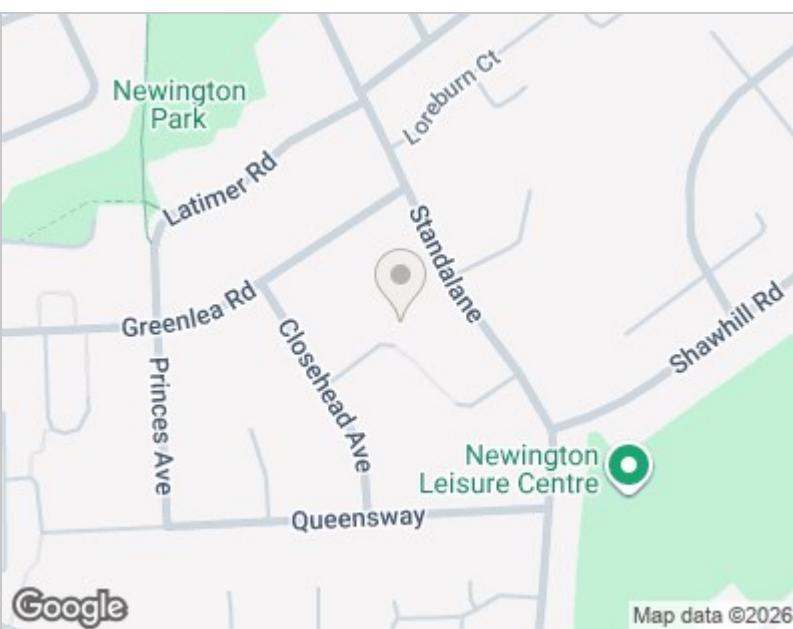


Viewing

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.

Tel: 01387 245898

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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