



## Turnberry Road

Annan, DG12 6LH

Offers Over £185,000



- Modernised Semi-Detached Family Home
- Fantastic Future Potential
- Bay-Fronted Living Room plus Rear Sunroom
- Four-Piece Family Bathroom
- Off-Street Parking for Two Vehicles

- Situated within a Sought-After area of Annan
- Enviable & Extensive Dining Kitchen
- Three Good-Sized Bedrooms
- Large Rear Garden with Converted Garage & Three Outbuildings
- EPC - TBC

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This three-bedroom semi-detached home is located in a sought-after area of Annan and presents a wonderful opportunity for those seeking a move-in ready property with fantastic future potential, ideal for families, professionals and those looking to either upsize or downsize. Internally, the current owners have nicely upgraded the home, which now boasts a bright and airy interior, including an enviable and extensive dining kitchen, spacious bay-fronted living room, superb sunroom, three good-sized bedrooms, and a contemporary four-piece family bathroom. Outside, there is tremendous potential to landscape and personalise the rear garden to your own specifications, featuring a converted garage, an ideal space for storage, crafting, a gymnasium, or workshop, along with three additional storage areas. Off-street parking is available to the front of the property, complemented by a lawned front garden. An opportunity not to be missed, contact Hunters Annan today to schedule your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - C.

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:

### ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and recessed spotlights.

### HALLWAY

Internal doors to the living room and dining kitchen, radiator, recessed spotlights, and stairs to the first floor landing.

### LIVING ROOM

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

### DINING KITCHEN

Modern fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and tiled splashbacks above. Two integrated eye-level electric ovens, five-burner gas hob, extractor unit, integrated microwave, integrated dishwasher, space for a fridge freezer (fridge freezer included in the sale) space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, recessed spotlights, double glazed patio doors to the rear garden, and an internal door to the sunroom.

### SUNROOM

Double glazed windows to the rear aspect, and an external door to the rear garden.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, and an obscured double glazed window.

### BEDROOM ONE

Double glazed bay window to the front aspect, radiator, recessed spotlights, and an open-wardrobe area.

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed window to the front aspect, radiator, recessed spotlights, and a built-in cupboard with wall-mounted gas boiler internally.

### BATHROOM

Four-piece suite comprising a WC, pedestal wash basin, corner spa-style bathtub, and a corner shower enclosure benefitting a mains shower with rainfall shower head and wand. Fully-tiled walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Driveway:

To the front of the property is a lawned garden, alongside a driveway allowing off-street parking for two vehicles. A gate offers pedestrian access to the rear garden.

### Rear Garden:

To the rear of the property is a generous garden area, predominantly lawned and including access to the outbuildings, and an external cold water tap.

## CONVERTED GARAGE & STORES

### Converted Garage:

The converted garage offers a pedestrian access door, with power and lighting internally.

### Three Stores:

Attached to the converted garage are three individual stores, suitable for coal, logs or storage.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - grumbling.wide.heeding

## 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





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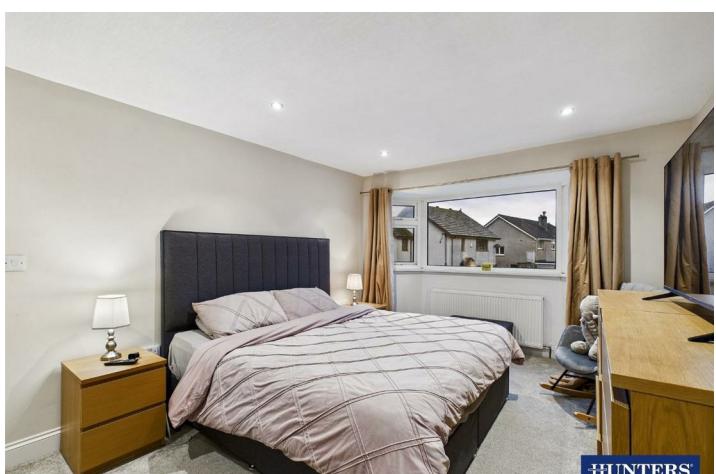
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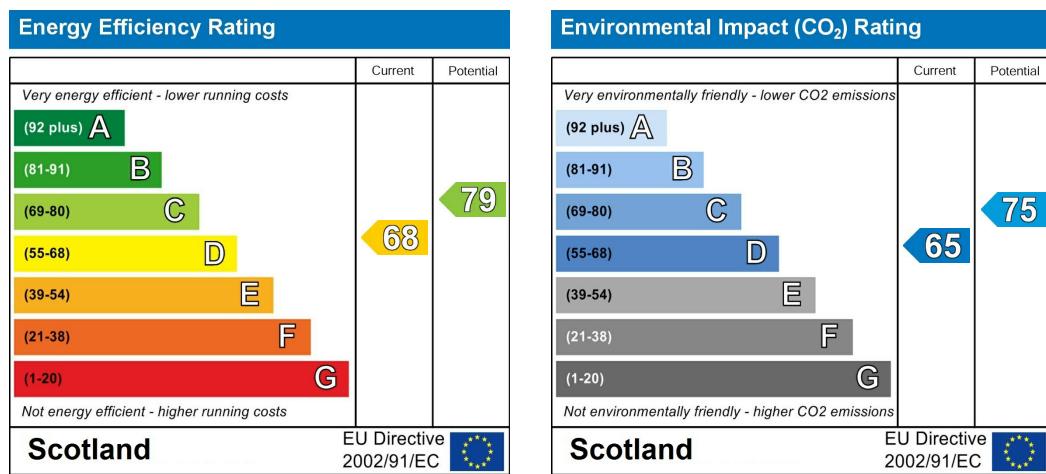
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### Energy Efficiency Graph

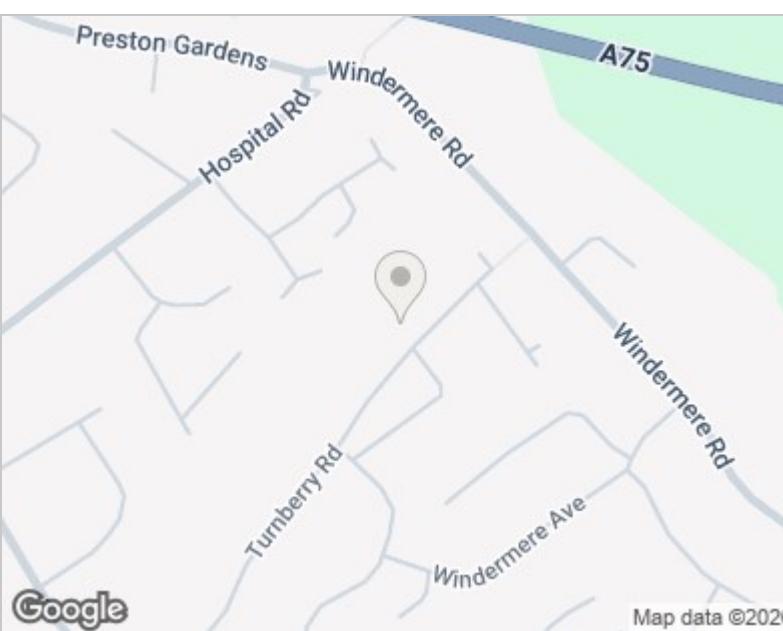


### Viewing

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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