



Edmonton Drive

Eastriggs, Annan, DG12 6UA

Offers Over £155,000



- Semi-Detached House
- Modern Dining Kitchen with French Doors
- Newly Fitted Family Shower Room
- Off Road Parking
- Affordable Home (Rural Housing Burden)

- Large Living Room with Front Aspect
- Three Bedrooms (Master En-Suite)
- Enclosed Rear Garden
- Popular Location within Eastriggs
- EPC - B

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This three bedroom, two bathroom semi-detached home is situated perfectly on a modern development within Eastriggs and is perfect for those looking to make their first purchase or for young and growing families. Modern and stylish throughout with the addition of an excellent rear garden and off road parking, a viewing is essential to appreciate. Subject to a rural housing burden.

The accommodation briefly comprises living room, dining kitchen and utility cupboard to the ground floor with a landing, three bedrooms with master en-suite and family shower room on the first floor. Gas central heating and double glazing throughout. EPC - B and Council Tax Band - D.

Located on the outskirts of 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.

LIVING ROOM

Entrance door from the front with double glazed window to the front aspect, stairs to the first floor, internal doors to the dining kitchen and utility cupboard. Underfloor heating with individual thermostat.

DINING KITCHEN

Modern fitted kitchen with a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, integrated fridge freezer, 1.0 sink with mixer tap, under-stairs storage cupboard, double glazed window to the rear aspect and double glazed French doors to the rear garden. Underfloor heating with individual thermostat.

UTILITY CUPBOARD

Space and plumbing for washing machine, extractor fan and obscured double glazed window. This room was previously a downstairs WC which could easily be converted back. Underfloor heating with individual thermostat.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and shower room. Loft access point and storage cupboard with shelving internally.

MASTER BEDROOM

Double bedroom complete with radiator, double glazed window to the front aspect and internal door to the en-suite shower room.

MASTER EN-SUITE

Three piece suite comprising WC, wash hand basin and shower enclosure with mains shower. Part boarded walls, chrome towel rail, extractor fan and obscured double glazed window.

BEDROOM TWO

Double bedroom complete with radiator and double glazed Velux window.

BEDROOM THREE

Single bedroom complete with radiator and double glazed window to the front aspect.

SHOWER ROOM

Modern fitted shower room complete with WC,

wash hand basin and step-in shower enclosure benefiting a mains shower with rainfall shower head. Part boarded walls, chrome towel rail, extractor fan and double glazed Velux window.

EXTERNAL

Off road parking for two vehicles to the front and side with a low-maintenance gravelled front garden. The rear garden is enclosed benefitting a large decked seating area, artificial lawn and fenced play area. Two cold water taps to the rear.

WHAT3WORDS

For the location of this property please visit the **What3Words App** and enter - goat.quintet.panoramic

PLEASE NOTE

This property is subject to a rural housing burden and, accordingly, the vendor will be unable to formally accept any offer in writing until The Dumfries & Galloway Small Communities Housing Trust have been given 21 days' notice and right of first refusal.

NOTE - If you require a mortgage, please seek advice first from your mortgage advisor regarding the Housing Burden.

Floorplan

Ground Floor

- Living Room: 14'7" x 14'5" (4.45 x 4.41 m)
- Kitchen: 9'11" x 8'9" (3.04 x 2.68 m)
- Dining: 11'0" x 9'9" (3.36 x 2.98 m)
- Utility Cupboard: 7'1" x 3'6" (2.18 x 1.08 m)

Floor 1

- Master Bedroom: 10'8" x 9'10" (3.27 x 3.00 m)
- Bedroom: 9'5" x 9'11" (2.88 x 3.03 m)
- Bedroom: 7'3" x 7'9" (2.22 x 2.38 m)
- Landing: 8'8" x 3'9" (2.66 x 1.16 m)
- Shower Room: 5'10" x 7'7" (1.80 x 2.34 m)
- En-Suite: 3'11" x 6'6" (1.20 x 1.99 m)

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾

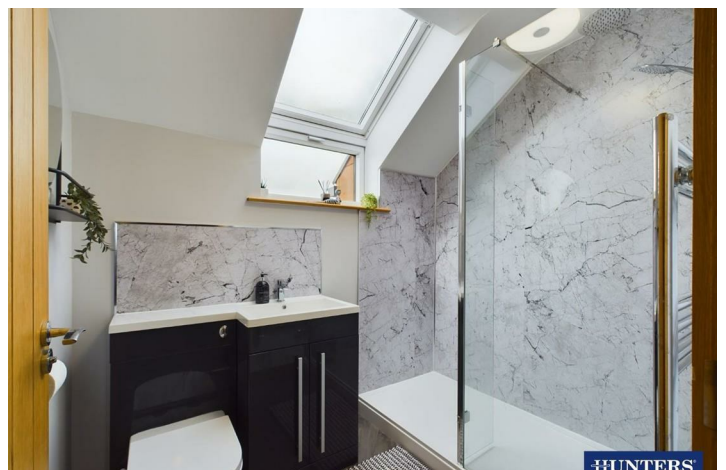
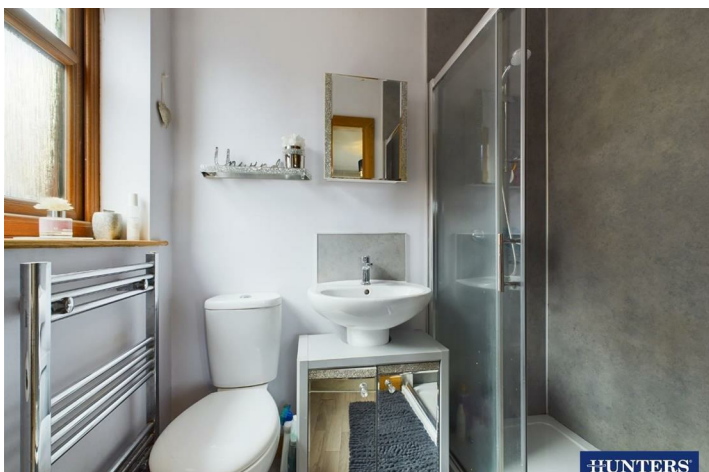
850.73 ft²
79.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

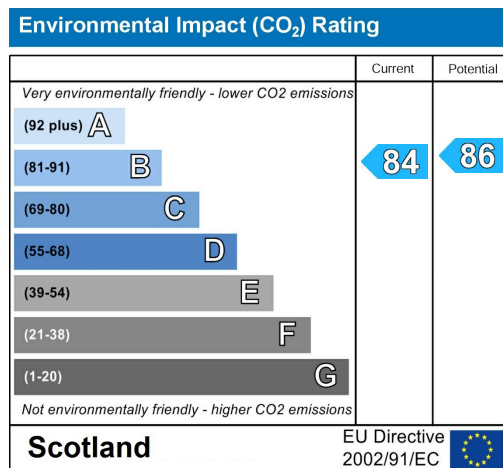
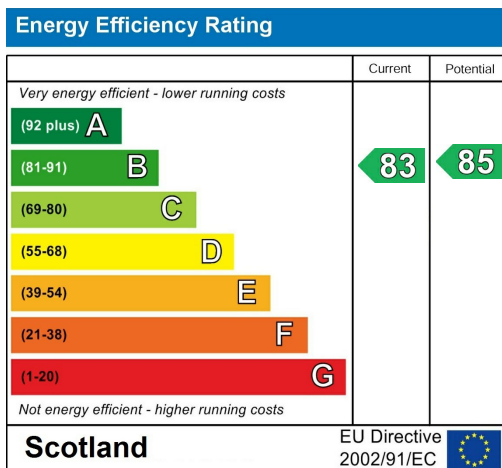
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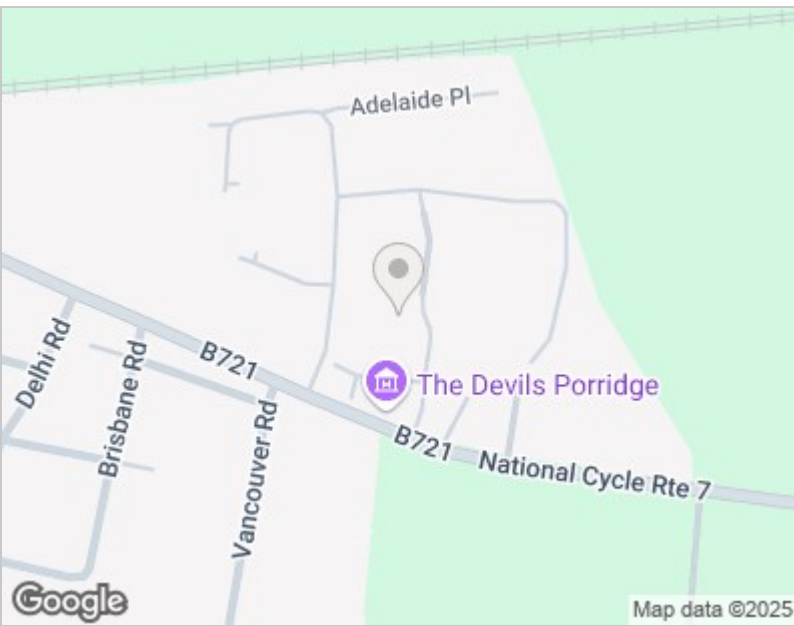
Energy Efficiency Graph



Viewing

Please contact our Hunters Office on 01387 245 898 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.

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