

# HUNTERS®

HERE TO GET *you* THERE



## Windermere Road

Annan, DG12 6GY

Offers Over £205,000



- Modern Detached Bungalow
- Spacious Living Room with Front-Aspect Window
- Two Double Bedrooms both with Built-In Wardrobes
- Excellent Plot with Large Rear Garden and Low-Maintenance Front Garden
- Gas Central Heating and Double Glazing Throughout
- Neutrally Decorated and Well Presented Throughout
- Fitted Kitchen with Bright Adjoining Sunroom Overlooking the Rear Garden
- Contemporary Three-Piece Shower Room
- Block-Paved Driveway and an Attached Garage
- EPC - C

Tel: 01387 245898

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Property launch on Thursday 14th May between 10:30am and 11:30am, please contact Hunters to schedule your private viewing.

This modern two-bedroom detached bungalow with garage is neutrally decorated and well presented throughout, offering bright, comfortable and easily maintained accommodation ideal for a range of buyers. The property features a spacious front-aspect living room, creating a welcoming main reception space, alongside a fitted kitchen which opens into a bright adjoining sunroom overlooking the rear garden. There are two double bedrooms, both benefiting from built-in wardrobes, together with a three-piece shower room. Externally, the home occupies an excellent plot, with a low-maintenance front garden, block-paved driveway and attached garage, while the large rear garden provides a superb outdoor space for relaxing, gardening or entertaining. Positioned within a modern and sought-after area of Annan, and further benefiting from gas central heating and double glazing throughout, this is an appealing and practical home ready to enjoy. Contact Hunters Annan today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

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 beaches make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travel to 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.

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## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, two bedrooms and shower room, radiator, loft-access point, and a built-in cupboard with plumbing for washing machine internally. The loft includes a pull-down ladder, part-boarding, power socket and lighting.

### LIVING ROOM

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

### KITCHEN

Fitted base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, integrated under-counter fridge, space with plumbing for a dishwasher, one and a half bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect, and an opening to the sunroom.

### SUNROOM

Three double glazed windows to the rear aspect, double glazed sliding patio door to the rear garden patio, and a radiator.

### BEDROOM ONE

Double glazed window to the rear aspect, radiator, and a built-in wardrobe with double sliding doors.

### BEDROOM TWO

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

### SHOWER ROOM

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

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a gravelled front garden, alongside a block-paved driveway allowing off-road parking for two vehicles. Access from the

driveway into the attached garage, along with an access gate to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a large neat lawn, paved seating area with access from the sunroom, and a detached timber summerhouse.

### GARAGE

Manual up-and-over garage door, pedestrian access door, power sockets, lighting, cold-water tap, and a wall-mounted gas boiler.

### WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - <///ratty.meanings.reject>

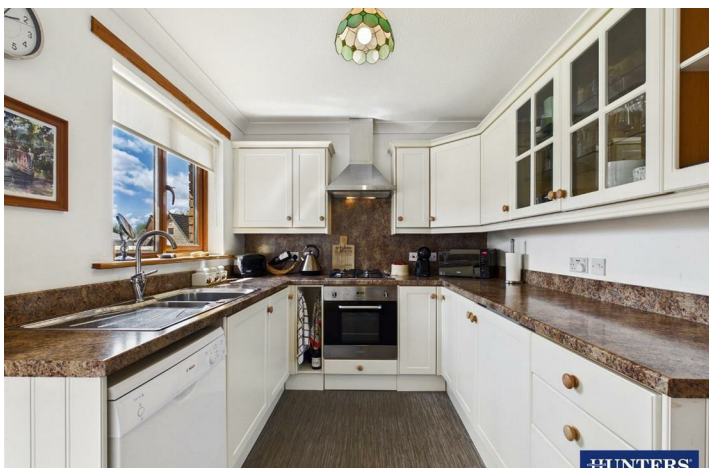
### AML DISCLOSURE:

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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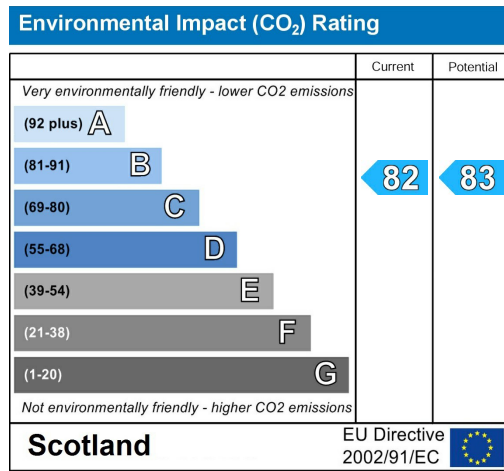
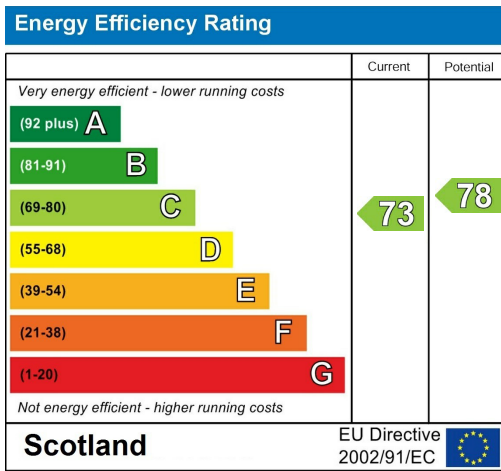


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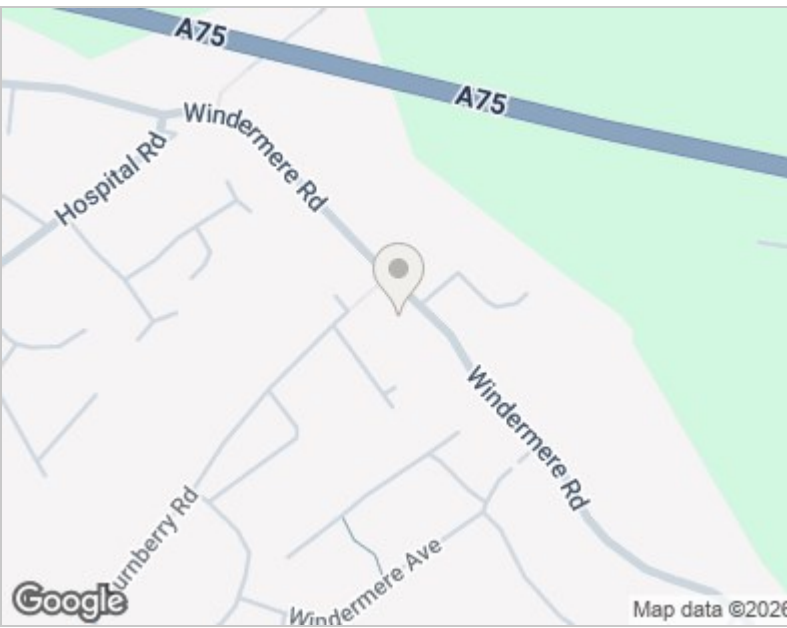
### Energy Efficiency Graph



### Viewing

Please contact our Annan Office on 01387 245898 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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