

HUNTERS[®]

HERE TO GET *you* THERE



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Glynt Wynd

Annan, DG12 6EL

Offers Over £215,000



Council Tax: E



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GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living/dining room, kitchen, three bedrooms and shower room, radiator, two loft-access points, and a built-in cupboard.

LIVING/DINING ROOM

Living Area:

Double glazed window to the front aspect, radiator, and a fireplace with electric fire.

Dining Area:

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

KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric/gas cooker, extractor unit, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, space for a fridge freezer, radiator, external door to the rear aspect, and a double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the front aspect, radiator, and two built-in wardrobes with sliding doors.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

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

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden, complete with mature trees and a paved pathway and gate to the front pavement. A block-paved driveway with double-gates extends down the side of the property towards the detached garage, along with an access gate to the rear garden. The driveway can accommodate parking for two/three vehicles.

Rear Garden:

To the rear of the property is a generous enclosed garden which benefits a neat lawn with mature borders of trees and shrubs, a paved seating area, and a timber garden shed.

GARAGE

Detached single garage complete with manual up and over garage door, power, lighting, and a double glazed window.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - upper.seriously.tamed

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.



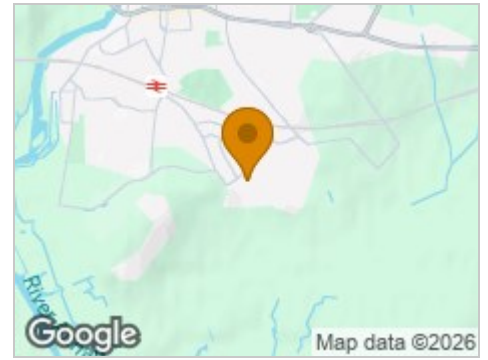
Road Map



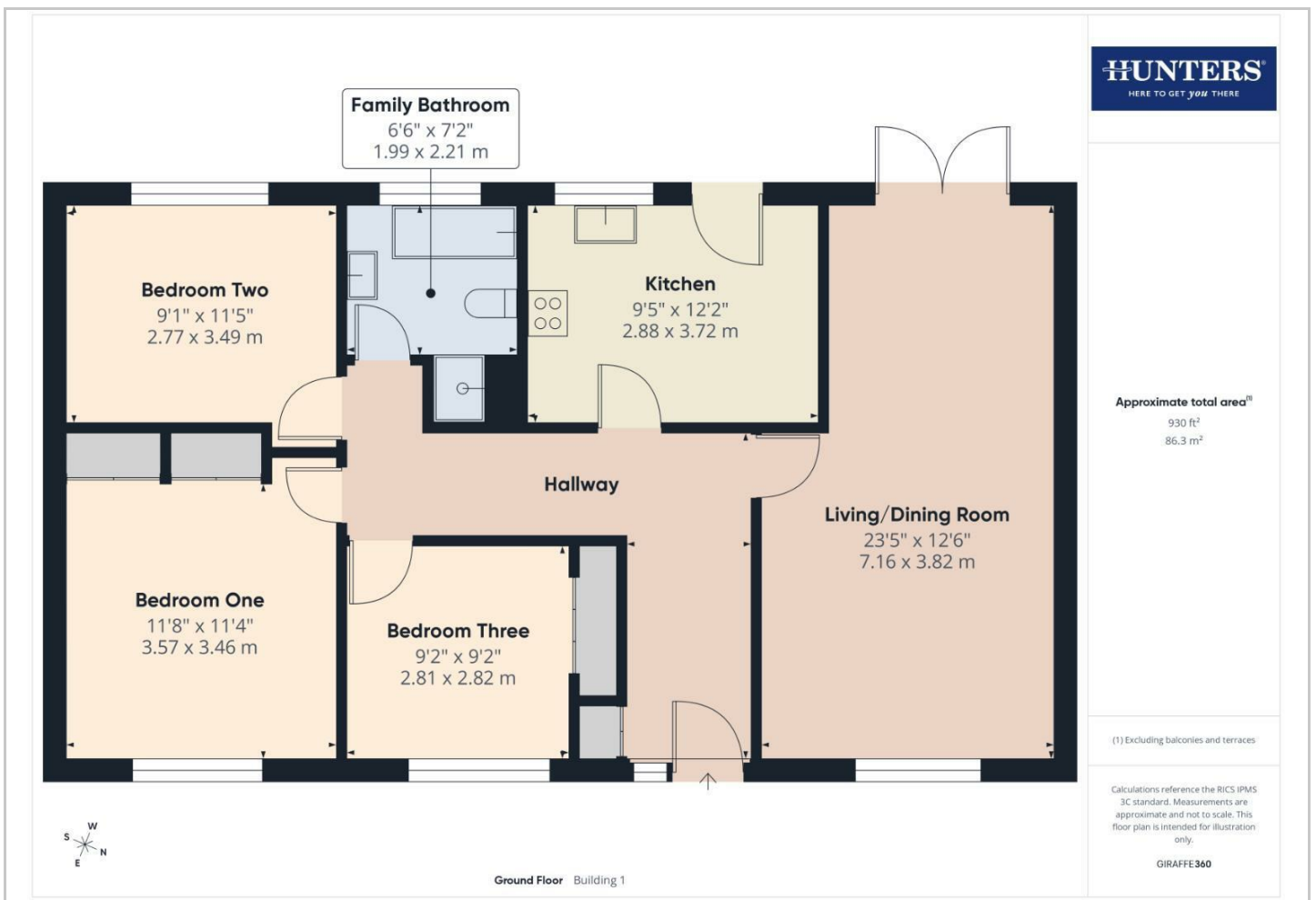
Hybrid Map



Terrain Map



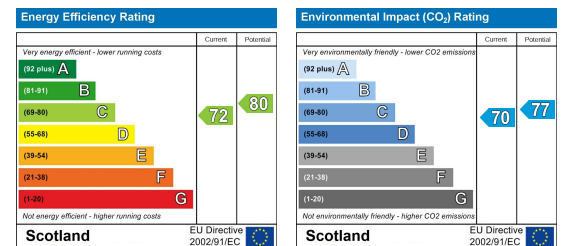
Floor Plan



Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.