

# HUNTERS®

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## Gullielands Place

Eastriggs, Annan, DG12 6PW

Offers Over £95,000



- No Onward Chain
- Excellent Opportunity to Modernise and Make Your Own
- Fitted Kitchen with Breakfast Bar
- Three-Piece Bathroom
- On-Street Parking/Communal Carpark

- Spacious Mid-Terrace House
- Dual-Aspect Living/Dining Room
- Two Double Bedrooms, Both with Built-In Wardrobes
- Rear Garden with Paving and Large Greenhouse
- EPC - D

Tel: 01387 245898

# Gullielands Place

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**NO CHAIN** - This two-bedroom mid-terrace house is pleasantly positioned within Eastriggs and offers an excellent opportunity for buyers seeking a spacious home with scope to modernise and make their own. Internally, the property features a large dual-aspect living/dining room, a fitted kitchen with breakfast bar, two double bedrooms both benefiting from built-in wardrobes, and a three-piece bathroom. The home also offers excellent internal storage, including a large under-stairs cupboard and two useful cupboards on the first-floor landing, adding to its everyday practicality. Externally, the enclosed, low-maintenance rear garden includes a generous patio with established borders, a garden shed and a large greenhouse, creating an ideal outdoor space for relaxing or for keen gardeners to enjoy. Parking is available on-street or within a shared communal car park. An ideal property for first-time buyers, downsizers, and buy-to-let landlords, contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

Eastriggs is a well-served and conveniently located village in Dumfries and Galloway, offering a strong range of everyday amenities alongside excellent transport connections. Within the village itself are local shops, a pre-school playgroup, primary school with nursery provision, a dispensing chemist, garden centre, vehicle servicing and repair facilities, beauty and hair salons, a bar and restaurant, and a selection of takeaways, all contributing to the village's practical day-to-day appeal. Eastriggs is also home to the popular Devils Porridge Museum, a well-regarded visitor attraction celebrating the area's fascinating First World War history. The village benefits from regular bus services connecting Dumfries, Annan, Gretna and Carlisle, while the nearby A74(M), A75 and M6 provide excellent road links, making the area highly accessible for commuters and those travelling further afield.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living/dining room and kitchen, radiator, fitted display units, stairs to the first floor landing with under-stairs cupboard, and a double glazed window to the front aspect. The under-stairs cupboard includes lighting, power socket, and electricity meter/fuse board internally.

### LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator, and a fireplace with gas fire.

### KITCHEN

Fitted base, wall and drawer units with worksurfaces, breakfast bar, and tiled splashbacks above. Space for a freestanding cooker, space with plumbing for a washing machine, space for an under-counter fridge, one bowl stainless steel sink with mixer tap, radiator, small hall with external door to the rear garden, and a double glazed window to the rear aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, walk-in storage cupboard, additional built-in cupboard with wall-mounted gas boiler internally, and a loft-access point.

### BEDROOM ONE

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

### BEDROOM TWO

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

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a bath with electric shower over. Part-tiled walls, radiator, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a small planted border, alongside a large communal open-lawn area. Parking is available on-street or within a communal car park close-by.

### Rear Garden:

To the rear of the property is an enclosed and low-maintenance garden, complete with paving, planted and established borders, timber garden shed, and a 6x8 greenhouse.

## WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/enter-///custodian.judge.node) and enter -  
///custodian.judge.node

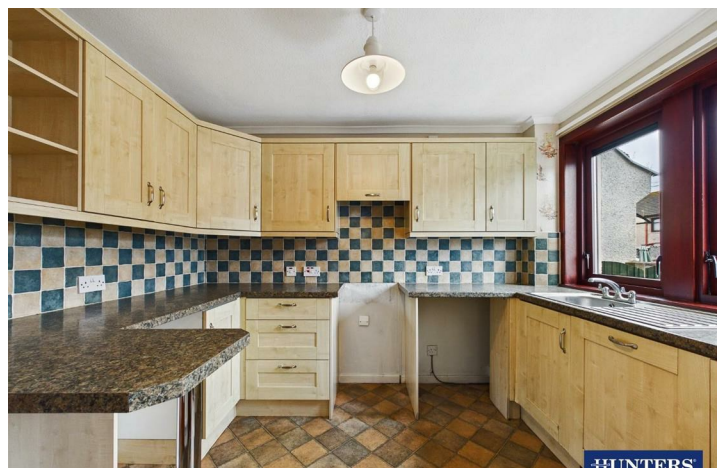
## AML DISCLOSURE:

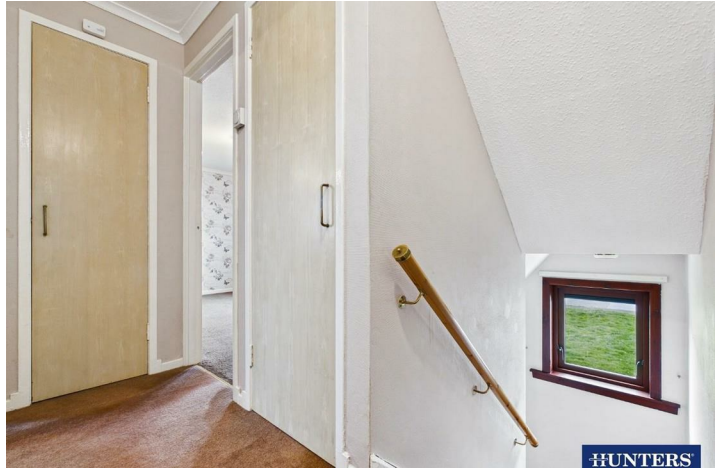
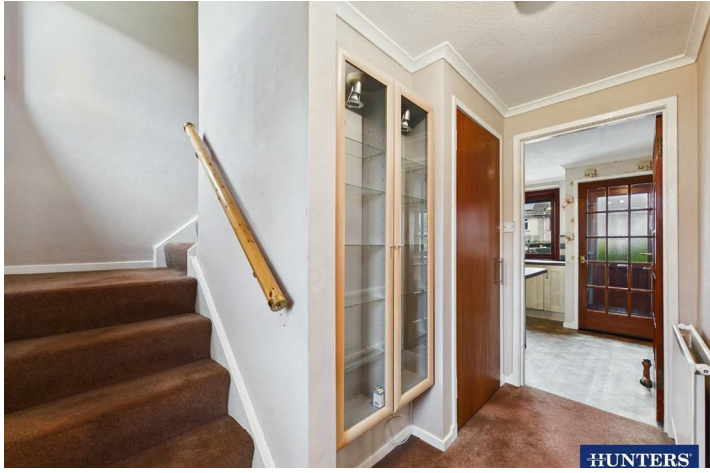
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

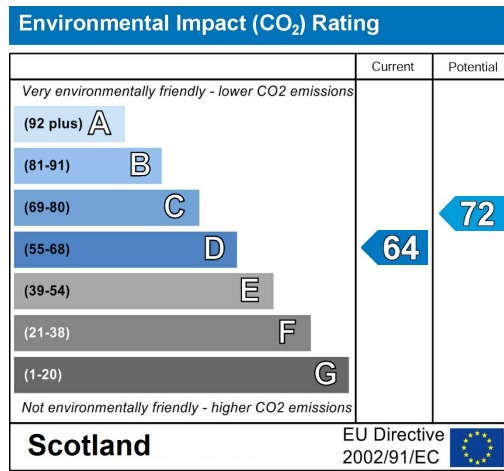
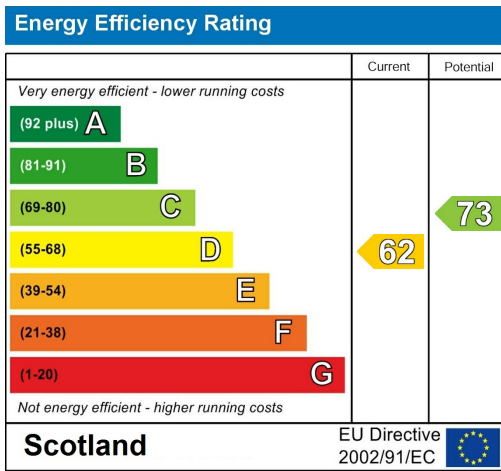
# Floorplan







### 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



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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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