



## Scotts Street, Annan

- Well Presented End Terrace Home
- Large Living Room
- Modern Ground Floor Shower Room
- Low-Maintenance Rear Garden
- Viewing Essential
- No Onward Chain
- Generous Dining Kitchen
- Double Bedroom with Pleasant Outlook
- Close to Amenities
- EPC - D

**Asking  
Price  
£80,000**

**HUNTERS**<sup>®</sup>  
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# Scotts Street, Annan

## DESCRIPTION

An ideal purchase for first-time buyers or buy-to-let investors, this immaculately presented one-bedroom end-terraced home offers move-in-ready accommodation within walking distance of Annan town centre and local amenities. Benefitting from gas central heating and double glazing throughout, the accommodation comprises of entrance hall, living room, kitchen, rear hall and shower room to the ground floor, with a generous double bedroom on the first floor. Externally, there is a low-maintenance rear garden. Offering excellent rental potential and an affordable step onto the property ladder, early viewing is highly recommended.



Utilities, Services & Ratings:  
Electric Heating and Double Glazing Throughout.  
EPC - D and Council Tax Band - A

Conveniently situated towards the outskirts of Annan the property enjoys excellent access to a wealth of local amenities and transport links. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport links with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.



Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

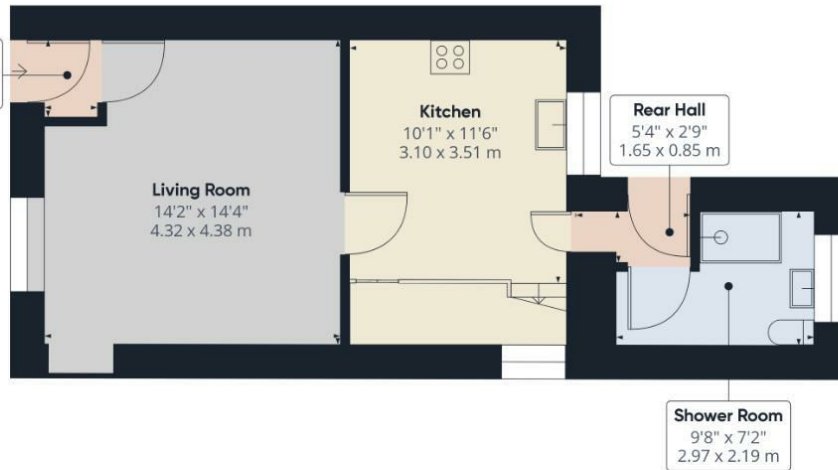
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>	EU Directive 2002/91/EC	<b>59</b>	<b>70</b>
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>	EU Directive 2002/91/EC	<b>56</b>	<b>65</b>

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

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Entrance Hall  
2'8" x 3'10"  
0.83 x 1.17 m



Ground Floor



Floor 1

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Approximate total area<sup>m</sup>

611.81 ft<sup>2</sup>  
56.84 m<sup>2</sup>

Reduced headroom

6.05 ft<sup>2</sup>  
0.56 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360

### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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