



HUNTERS[®]
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107 Drummond Road, Annan, DG12 5AU

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Offers Over £150,000

Property launch on Friday 4th September between 1pm - 2pm, please contact Hunters to schedule your private viewing.

A newly refurbished and renovated three-bedroom Semi Detached House offering modern and contemporary accommodation throughout, complemented by a well proportioned garden and a versatile detached outhouse. The property provides spacious living and dining accommodation, a stylish fitted kitchen, three well-proportioned bedrooms, useful storage and excellent outdoor space, making it an ideal family home. A viewing is imperative to fully appreciate the property and the location.

The accommodation briefly comprises of Entrance Hallway, Hallway, Living and Dining Room, Kitchen, 3 Bedrooms and Bathroom.

Utilities, Services & Ratings:

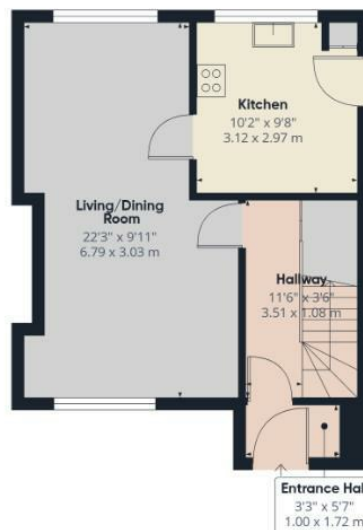
Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C

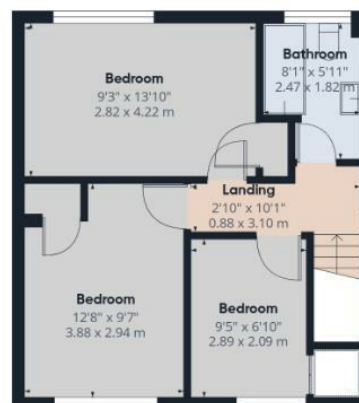
Nestled on the Solway Coast in Dumfries and Galloway, Annan is a thriving town that combines historic charm with modern convenience. Well-served by a variety of independent shops, supermarkets, cafés, pubs, and local services, the town offers everything needed for day-to-day living. Families benefit 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 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

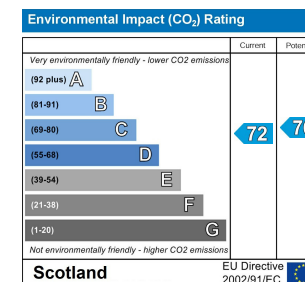
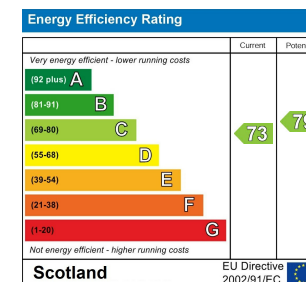
844 ft²

78.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Ground Floor

Entrance Hallway

Approached through double glazed door.

Hallway

Providing access to the principal accommodation, with useful under-stair storage cupboard and radiator.

Living & Dining Room

A spacious and naturally lit dual-aspect reception room, providing excellent space for both living and dining. Features double-glazed windows to the front and rear elevations and two radiators.

Kitchen

A modern and contemporary fitted base and units with complementary work surfaces over. Incorporating a four-ring hob with chimney-style extractor above and oven beneath, sink unit, space and plumbing for a washing machine and space for a fridge freezer. Double-glazed window to the rear elevation and double-glazed door providing access to the side. Useful built-in storage cupboard housing the central heating boiler.

First Floor

Landing

Providing access to all three bedrooms and bathroom with loft access and double-glazed window to the side elevation.

Bedroom One

A well-proportioned rear-facing double bedroom with a double-glazed window to the rear elevation, built in storage cupboard and radiator.

Bedroom Two

A spacious front-facing bedroom with double-glazed window to the front elevation, radiator and useful built-in storage cupboard.

Bedroom Three

A front facing bedroom with double-glazed window to the front elevation, radiator and useful built-in over-stair storage cupboard.

Bathroom

A contemporary and modern suite comprising of panelled bath with waterfall mixer tap and mains shower over, complemented by a glazed shower screen. Wash hand basin, WC, double-glazed window and heated towel rail.

Externally

The front garden is arranged over tiers and features a paved patio and decking seating area, together with mature flower beds, creating an attractive approach to the property. Additional paved side patio area providing useful further outdoor space and access to the side of the property. To the rear is a paved pathway leading to a shillied drying area, providing a practical outdoor space.

Outbuilding

A free-standing outhouse providing a wealth of potential and offering excellent versatility. The space could be utilised as a home office, hobby room, workshop, gym or additional storage area, subject to any necessary consents.

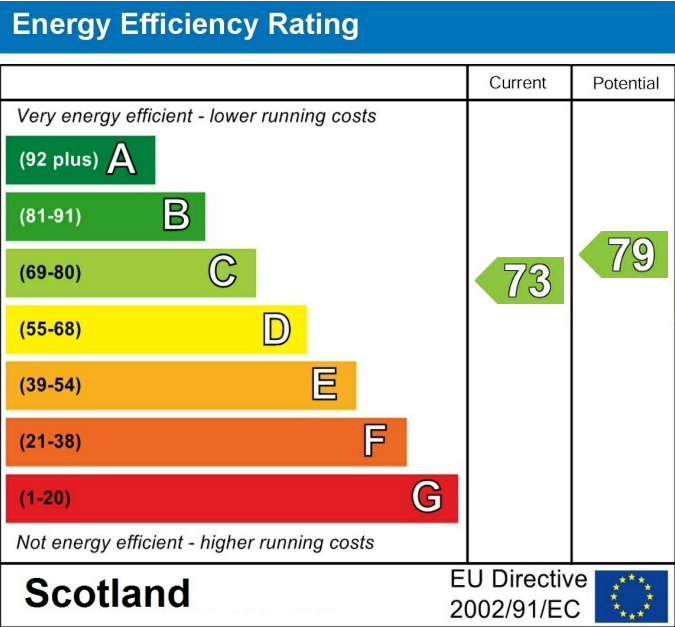
Home Report

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.

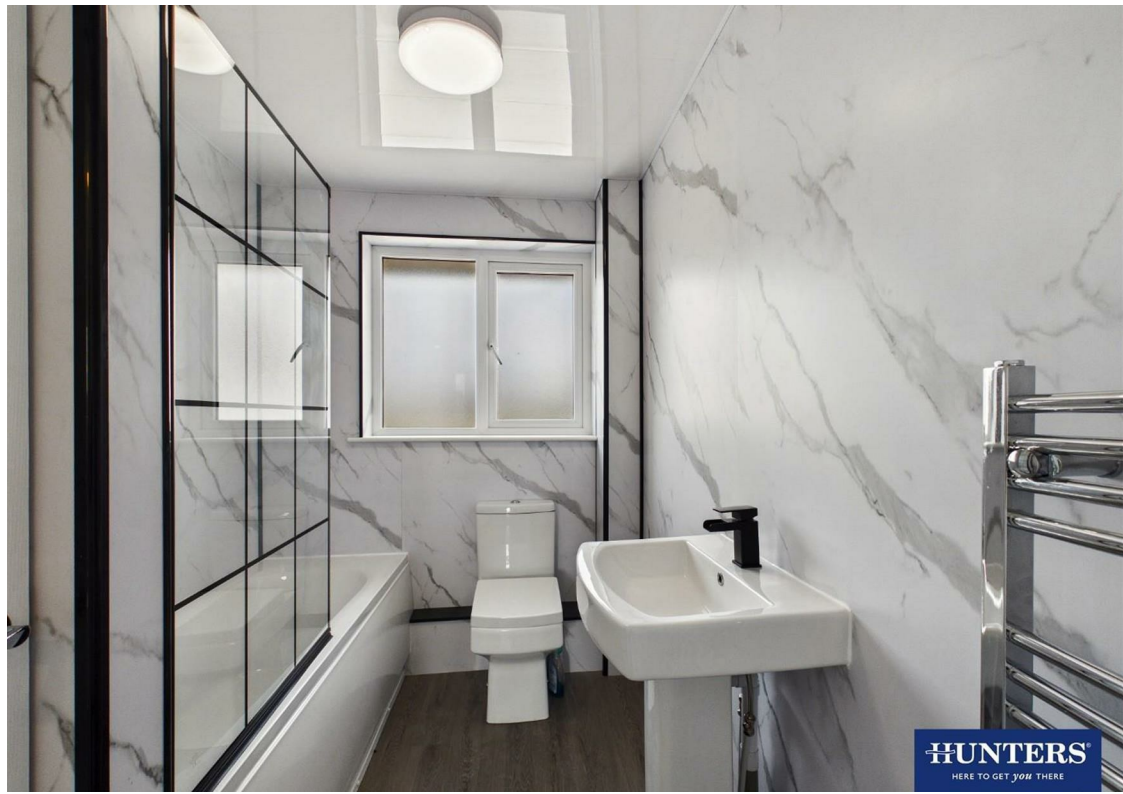
AML Disclosure

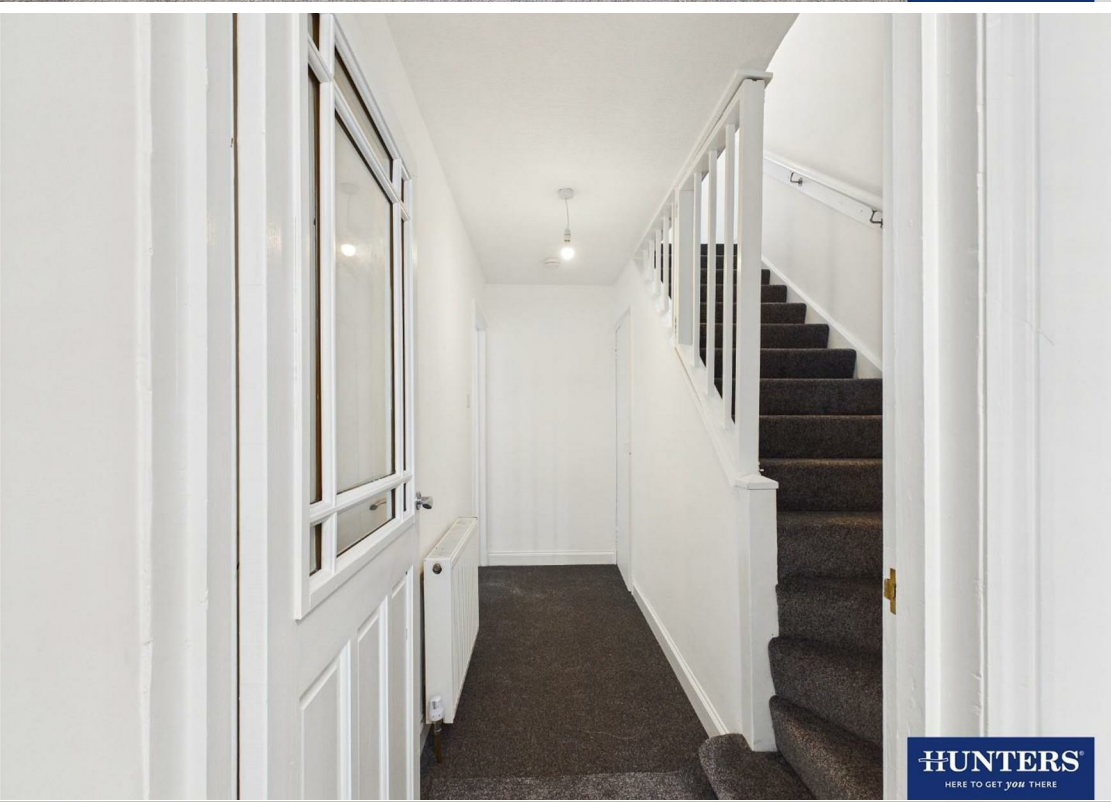
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges

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.



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. 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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