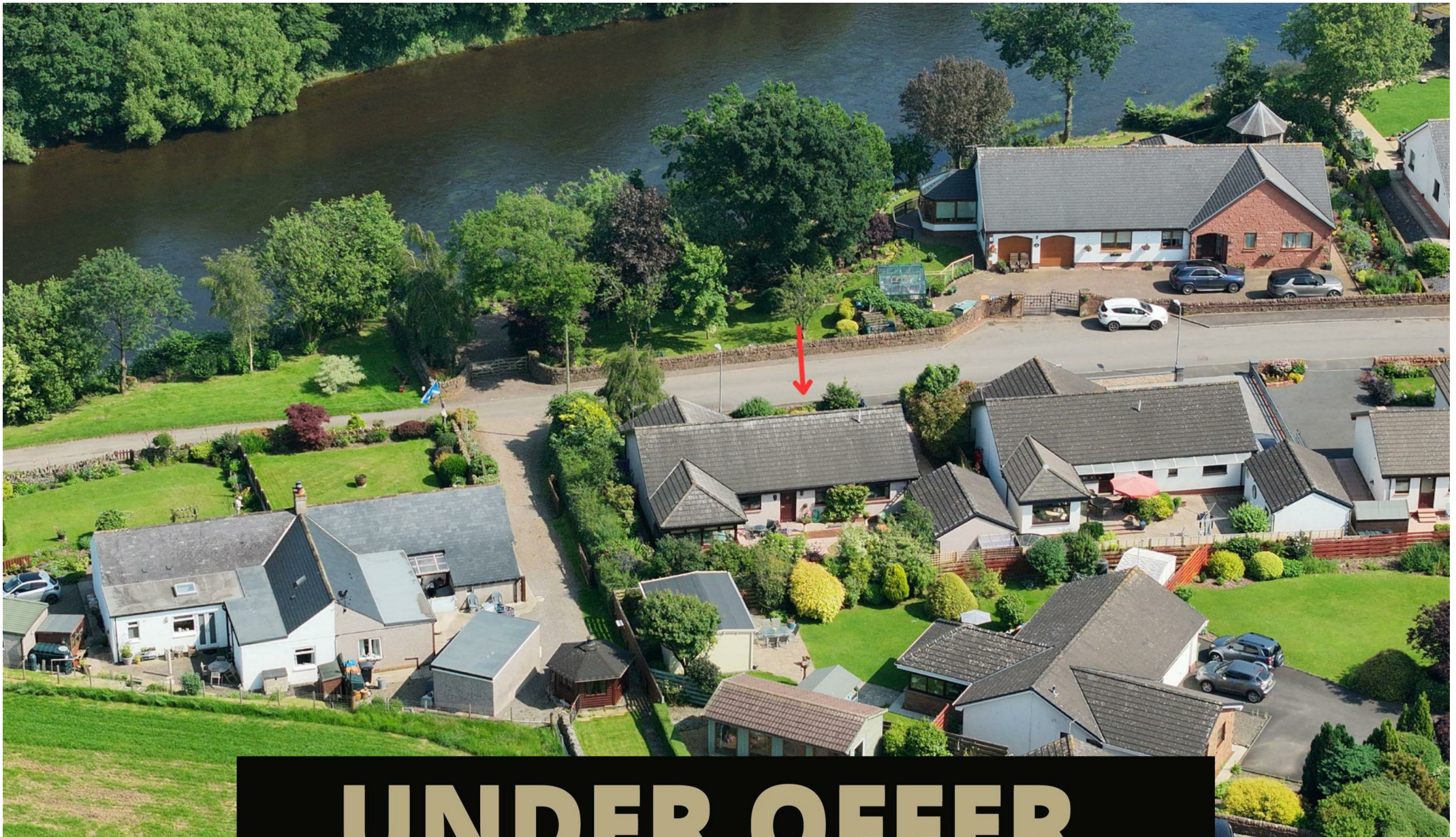




24, Riverside Gardens
Annan
DG12 5LH
Offers over £250,000



 01387 739000
 info@jhsllaw.co.uk

24, Riverside Gardens, Annan, DG12 5LH

PROPERTY SUMMARY

Occupying a generous plot within a desirable village setting, this beautifully maintained detached property offers flexible accommodation, attractive gardens and excellent practical features.

Internally, the home provides a range of bright and well-proportioned living spaces, complemented by a well-appointed kitchen, three bedrooms, en suite facilities and a modern family bathroom.

Externally, there are landscaped wrap-around gardens, a driveway and a garage, creating an appealing outdoor environment with ample parking and storage.

Offering flexible accommodation, attractive gardens and views towards the River Annan, this detached bungalow is suited to a variety of purchasers, particularly families and those looking to enjoy a quieter pace of life without compromising on convenience.

EPC: D.

- *Peaceful Location*
- *Detached Bungalow*
- *Views Of The River Annan*
- *Well Connected Transport Links*
- *Wrap Around Garden*
- *Close To Local Amenities*

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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DG1 2NS



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Property Description

Situated within the village of Brydekirk, Annan, this well-presented detached home at Riverside Gardens offers an excellent opportunity for those seeking a peaceful semi-rural lifestyle with convenient access to nearby amenities. Occupying a generous plot within a sought-after residential setting, the property combines spacious accommodation, modern comforts and attractive outdoor space, making it ideally suited to a range of buyers.

The home offers bright, well-maintained and generously proportioned accommodation throughout, comprising a welcoming vestibule and hall, a lounge, dining room, sun room and kitchen, three bedrooms, including a principal bedroom with private en suite facilities, and a family bathroom.

Externally, the property enjoys an attractive wrap-around garden, thoughtfully designed with a combination of lawned areas, decorative stone borders, established shrubs, paved patio and seating spaces. A driveway provides convenient off-street parking, while the garden offers an appealing and private outdoor environment ideal for both relaxation and entertaining. The property also benefits from a well-proportioned garage with an electric door and separate pedestrian access, offering secure parking and excellent storage potential.

Further benefits include double glazing and a serviced boiler, contributing to year-round comfort and efficiency. Having been lovingly maintained by its original owner since construction, the property presents a move-in-ready home while still offering scope for personalisation.

Brydekirk is a picturesque and peaceful village setting, surrounded by beautiful Dumfriesshire countryside yet within easy reach of Annan, where a range of shops, schools, healthcare facilities and leisure amenities can be found. The area is well connected for commuting, with access to the A75 and wider road network, as well as nearby rail links from Annan station. The location offers an appealing balance of rural charm and everyday convenience, making it particularly attractive to families, professionals and those seeking a quieter pace of life.



Vestibule

4'3" x 3'11"

Vestibule with built-in cupboard, providing convenient storage and a practical and welcoming entrance to the property.

Hall

7'10" x 21'3"

A generous hall with ample circulation space offering access to the property's main living areas.

Lounge

17'8" x 14'1"

Bright and spacious lounge with an attractive feature fireplace and French doors leading through to the dining room.

Dining Room

12'9" x 9'10"

Versatile dining room linking the principal living spaces, with an archway to the sun room and doors to the kitchen and lounge.

Sun Room

10'2" x 11'5"

Bright sun room which enjoys views over the rear garden and has patio doors providing access to the outdoors.

Kitchen

11'5" x 12'1"

The kitchen offers an extensive range of base and wall units, complemented by a ceramic sink and drainer. Integrated appliances include an electric hob, oven, dishwasher, fridge and freezer, while a generous pantry cupboard provides excellent additional storage. Well-equipped for modern family living, the kitchen provides everything needed for day-to-day convenience.





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Rear Entrance

5'2" x 5'6"

Practical rear entrance providing direct access to the property and outdoor areas.

Bedroom 1

10'5" x 13'1"

Well-proportioned front-facing principal bedroom with the added advantage of an en suite, creating a comfortable and private retreat.

En Suite

6'10" x 4'3"

Well-appointed en suite shower room comprising a shower cubicle, vanity unit with wash hand basin and WC, complemented by a heated towel rail.

Bedroom 2

10'9" x 11'5"

Attractive rear-facing second bedroom with built-in wardrobes, providing a calm, comfortable, and spacious area with useful storage.

Bedroom 3

8'2" x 8'2"

Front-facing third bedroom, offering a bright and versatile space suitable for use as a bedroom, home office or study.

Family Bathroom

10'5" x 6'6"

Modern family bathroom fitted with a bath and shower over, vanity unit with basin, WC and heated towel rail.





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Attic

The attic spans the full length of the property and benefits from partial flooring, full insulation, electricity and a fitted loft ladder for easy access.

Garage

Well-proportioned garage fully fitted with electricity.

Garden

Attractive wrap-around garden featuring a driveway, paved patio and seating areas, with a combination of lawn, decorative stone borders and established shrubs, creating a well-balanced and private outdoor space ideal for relaxing and entertaining.

Viewing

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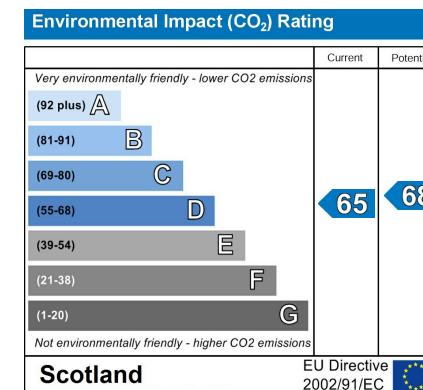
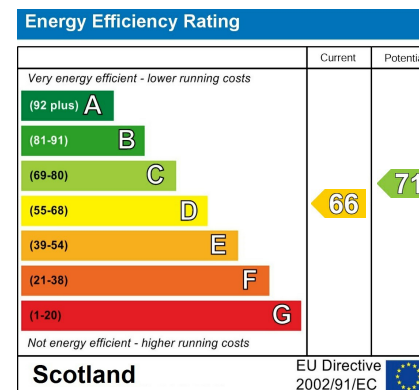
GROUND FLOOR



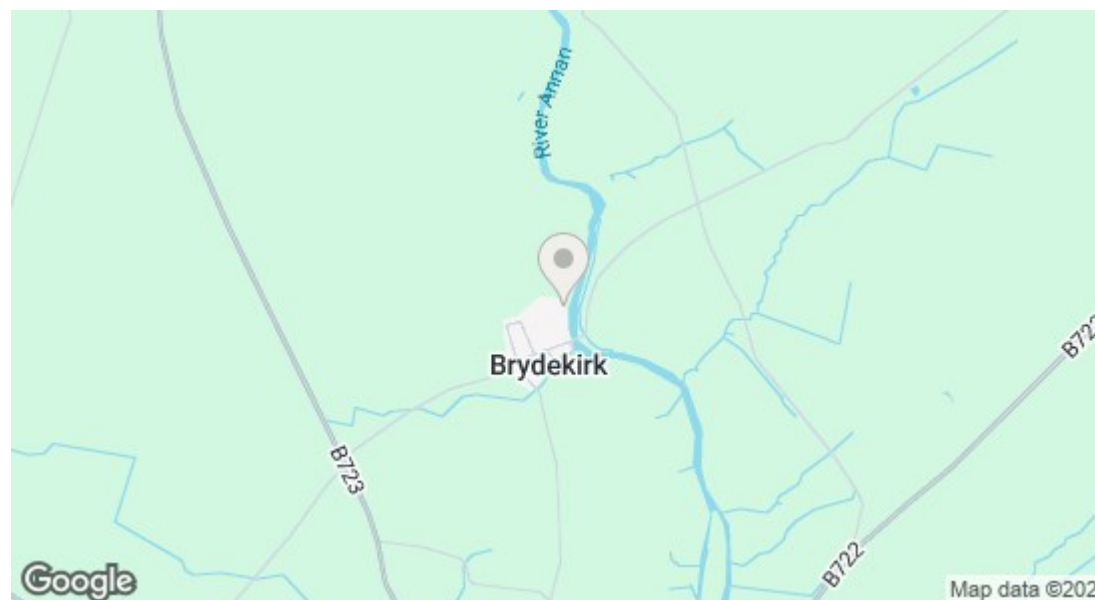
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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24 Riverside Gardens Annan DG12 5LH

House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Detached	Freehold	E	D	D



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.





 @JHS LAW

 @johnhendersonandsons



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