



Kimmeter Place

Annan, DG12 6JU

Offers Over £150,000

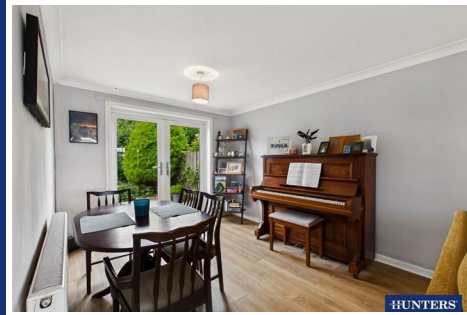


- Semi-Detached House
- Ideal for Families, First-Time Buyers and Downsizers
- Bright Open-Plan Living and Dining Room
- Three Bedrooms and Four-Piece Family Bathroom
- Driveway Parking with Carport
- Conveniently Situated within Annan
- Nicely Presented Throughout with Scope to Personalise
- Modern Fitted Kitchen
- Established Gardens to the Front and Rear
- EPC - D

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This attractive three-bedroom semi-detached home is conveniently positioned within Annan and offers a fantastic opportunity for families, first-time buyers and downsizers alike. Nicely presented throughout, the property is ready to enjoy while still providing scope for the new owner to add their own style over time. The accommodation is bright, practical and well arranged, with a welcoming open-plan living and dining room creating an ideal space for everyday living and entertaining, complemented by a modern fitted kitchen. To the first floor, there are three bedrooms and a four-piece family bathroom, with two of the bedrooms enjoying a lovely open outlook to the front, stretching towards the Solway Coast. Outside, the property benefits from established gardens to the front and rear, along with driveway parking and a carport, making this a well-rounded home in a convenient residential location. A fantastic property not to miss out on, contact Hunters today to schedule your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D 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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and kitchen, radiator, tiled flooring, and stairs to the first floor landing.

LIVING/DINING ROOM

Living Area:

Double glazed window to the front aspect, 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 matching worksurfaces and upstands above. Freestanding electric cooker, space for an extractor unit, space with plumbing for a washing machine, space for a fridge freezer, one-bowl stainless steel sink, wall-mounted gas boiler, radiator, under-stairs cupboard with double glazed window internally, external door to the side driveway, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, and a double glazed window to the side aspect. We have been advised the loft includes part-boarding and lighting internally.

BEDROOM ONE

Double glazed window to the front aspect, radiator, and a built-in cupboard with water tank internally.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

BATHROOM

Four piece suite comprising a vanity unit with WC and wash basin, bathtub, and a shower enclosure with electric 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 an established garden, alongside a driveway which extends to the side of the

property with a carport over. The driveway provides off-road parking for three vehicles, with access to the front entrance, a side door to the kitchen, a gate to the rear garden, and the timber garden shed.

Rear Garden:

To the rear of the property is an enclosed garden, benefiting from a small paved seating area, lawn, established borders, detached 6x4 greenhouse, and an external cold water tap.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - ///boarded.skirt.octagon

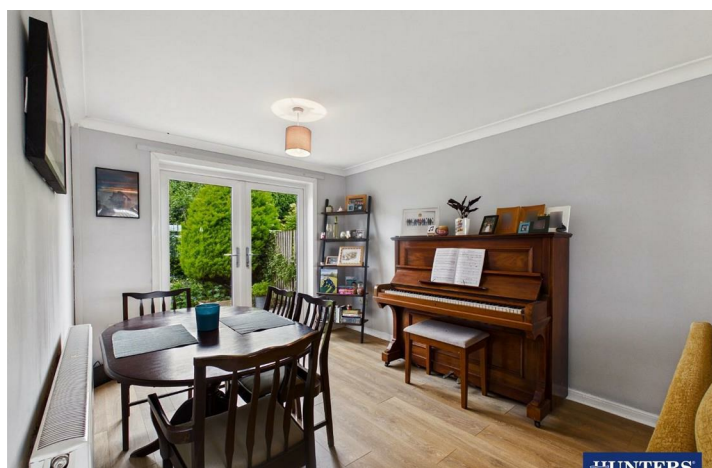
AML DISCLOSURE:

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.

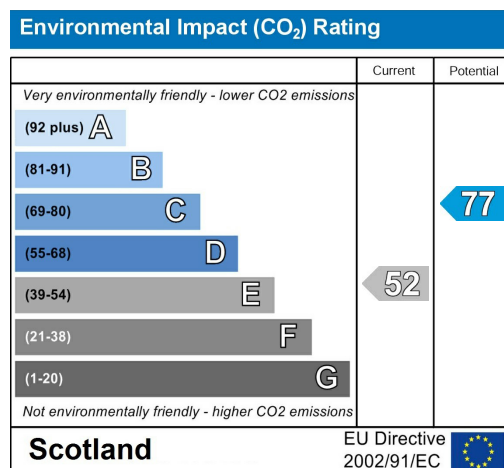
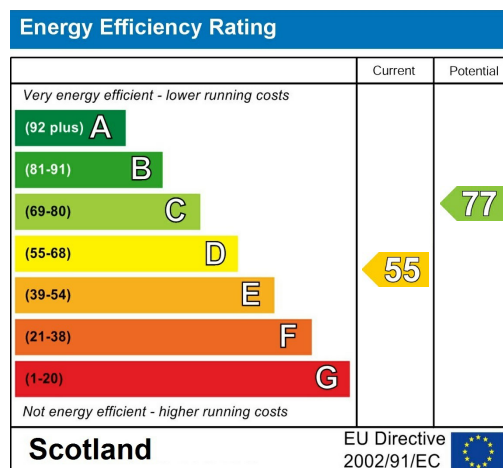
Floorplan







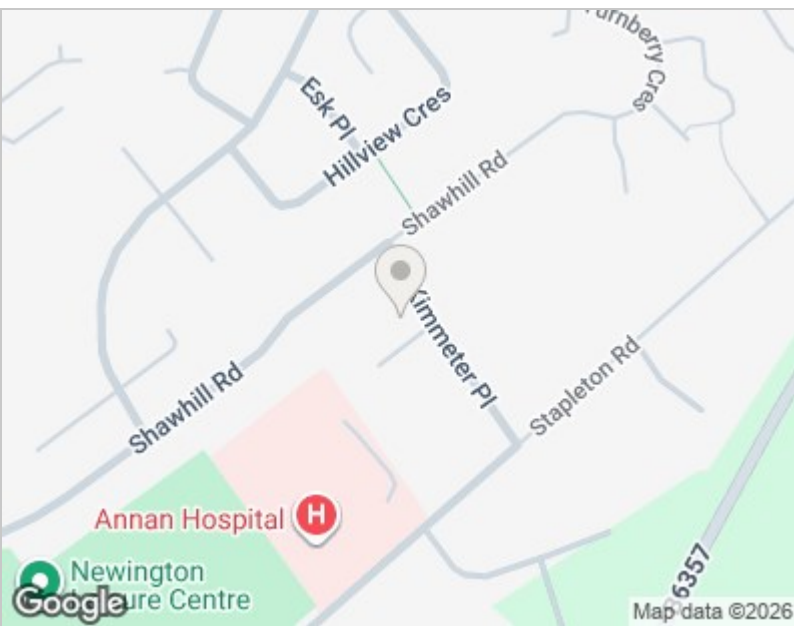
Energy Efficiency Graph



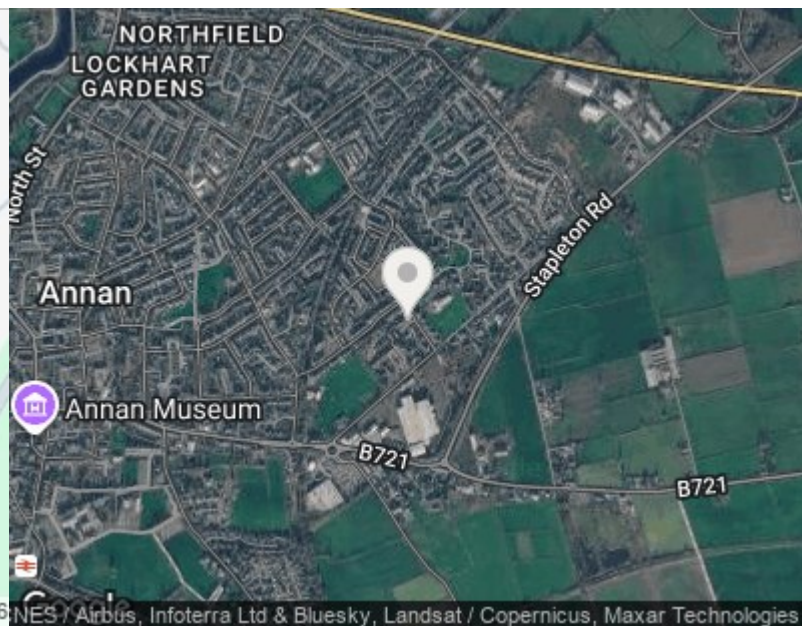
Viewing

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



HUNTERS
HERE TO GET *you* THERE

Tel: 01387 245898



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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