HUNTERS®

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Summervale Avenue

Annan, DG12 6EP

Offers Over £290,000

4 2 3 C

- Large Detached Bungalow in a Sought-After Area of Annan
- Positioned on a Generous Corner Plot
- Spacious Living Room, Separate Dining Room plus Sunroom with Wood-Burning Stove
- Upgraded Family Shower Room with Contemporary Walk-In Shower
- Gated Off-Road Parking plus Detached Single Garage
- Exceptional Potential to Personalise and Make your Own
- Upgraded Kitchen with Breakfast Bar and Garden Access
- Four Double Bedrooms with Master En-Suite Shower Room
- Lawned Front Garden plus Low-Maintenance Rear Garden
- EPC - C

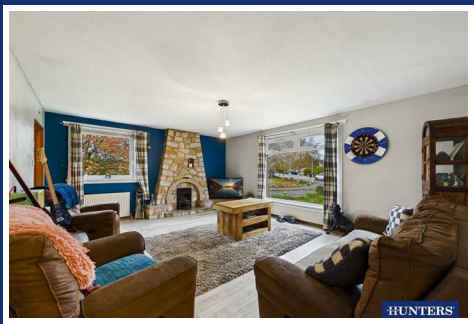
Tel: 01387 245898

Summervale Avenue

Annan, DG12 6EP

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Situated on the sought-after Summervale Avenue in Annan, this substantial four-bedroom detached bungalow occupies a generous corner plot and offers an abundance of well-proportioned accommodation, making it an excellent opportunity for buyers seeking a spacious home with fantastic potential to personalise and make their own. Internally, the property boasts a generous living room, separate dining room and a bright sunroom complete with a wood-burning stove, providing versatile spaces for both everyday living and entertaining. The upgraded kitchen features a breakfast bar and direct access to the garden, whilst four double bedrooms offer excellent flexibility for families and those requiring additional space. The master bedroom benefits from an en-suite shower room, complemented by a stylishly upgraded family shower room featuring a contemporary walk-in shower. Whilst key areas of the property have already been upgraded, there remains tremendous scope for further improvements, allowing purchasers to create their ideal forever home. Externally, the bungalow continues to impress with its substantial corner plot, featuring a lawned front garden and a low-maintenance rear garden, offering plenty of space for outdoor enjoyment. Gated off-road parking and a detached single garage provide further practicality. Combining generous accommodation, excellent outdoor space and an enviable residential location, this impressive bungalow presents a rare opportunity to acquire a home with outstanding potential, and viewing is highly recommended to fully appreciate all that it has to offer.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - F.

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.

GROUND FLOOR:

ENTRANCE HALL
Entrance door from the front, internal door to the hallway, in-built cupboard with double doors, tiled flooring, and a double glazed window with front outlook.

HALLWAY
Internal doors to the living room, kitchen, four bedrooms, and shower room, in-built cupboard, radiator, tiled flooring, and a loft-access point. We have been advised the loft includes part-boarding and lighting internally.

LIVING ROOM
Double glazed window with front outlook, double glazed window with side outlook, two radiators, feature brick fireplace with gas fire, and an internal door to the dining room.

DINING ROOM
Double glazed sliding patio door to the sunroom, radiator, and an internal door to the kitchen.

SUNROOM
Double glazed windows with rear outlook, double glazed patio doors to the rear garden, freestanding wood-burning stove, radiator, recessed lighting, and tiled flooring.

KITCHEN
Fitted kitchen with breakfast bar peninsula, comprising a range of base, wall and drawer units with worksurfaces and splashbacks above. Integrated eye-level electric double oven with grill, gas hob, extractor unit, space with plumbing for a washing machine, space with plumbing for a for a dishwasher, space for a fridge freezer, one and a half bowl sink with mixer tap and draining board, recessed lighting, under-counter lighting, plinth lighting, radiator, external stable door to the rear garden, and a double glazed window with rear outlook.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window with front outlook, radiator, and an internal door to the en-suite.
En-Suite:
Comprising a WC, pedestal wash basin, bidet, and a shower enclosure with electric shower unit. Part-tiled walls, radiator, extractor fan, obscured double glazed window, and an internal door to the boiler room.
Boiler Room:
Lighting, shelving, and a wall-mounted gas boiler.

BEDROOM TWO
Double glazed window with rear outlook, radiator, and an open-wardrobe.

BEDROOM THREE
Double glazed window with front outlook, and a radiator.

BEDROOM FOUR
Double glazed window with front outlook, radiator, and an in-built wardrobe with double sliding doors.

SHOWER ROOM
Comprising a fitted vanity unit with wash basin and WC, and a walk-in shower enclosure benefitting a mains shower unit with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, two towel radiators, LED mirror, extractor fan, wall-mounted storage unit matching the vanity, and an obscured double glazed window.

EXTERNAL:
Front Garden & Parking:
To the front of the property is a large lawned garden which extends to both sides of the property. Additionally, the front garden includes mature trees, with a gated driveway positioned to the side of the property allowing off-street parking for three/four vehicles. Access from the driveway into the detached garage, with further access gates to the rear garden.
Rear Garden:
To the rear of the property is a generously sized enclosed garden, fully-paved and including an external cold-water tap.

DETACHED GARAGE
Manual up-and-over garage door, window, lighting, and an internal cold-water tap.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///postings.sharpened.reflect

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.

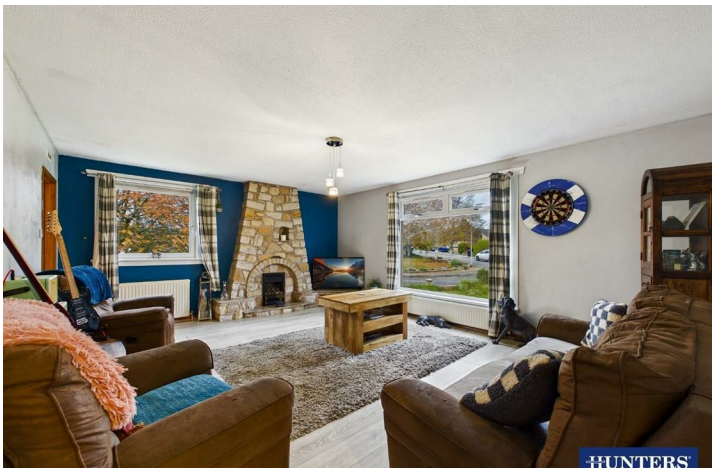
HOME REPORT:
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan


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Sunroom
7'9" x 12'5"
2.38 x 3.80 m
Boiler Room
3'9" x 6'5"
1.16 x 1.96 m
En-Suite
7'7" x 6'5"
2.33 x 1.96 m
Shower Room
7'4" x 8'10"
2.24 x 2.70 m
Bedroom Two
12'3" x 9'8"
3.76 x 2.95 m
Kitchen
14'3" x 13'8"
4.37 x 4.18 m
Dining Room
10'10" x 13'8"
3.32 x 4.18 m
Hallway
Master Bedroom
12'1" x 16'1"
3.68 x 4.92 m
Bedroom Three
10'5" x 9'8"
3.19 x 2.96 m
Bedroom Four
10'4" x 9'7"
3.15 x 2.95 m
Living Room
18'8" x 15'1"
5.71 x 4.62 m
Entrance Hall
4'3" x 5'6"
1.31 x 1.69 m
W
S
N
E
Approximate total area(1)
1457 ft²
135.3 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.
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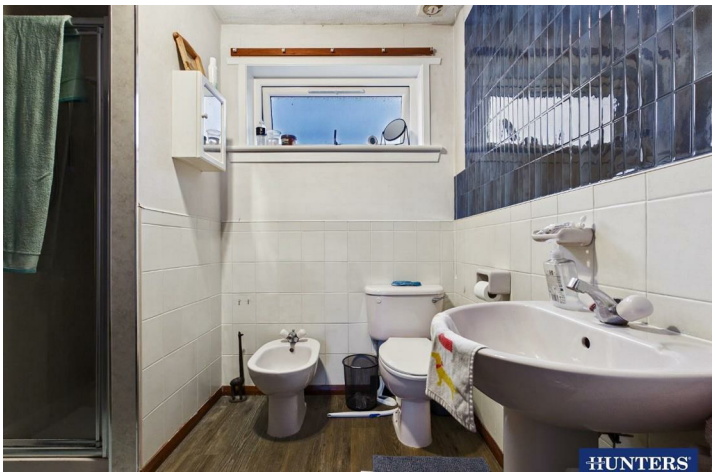

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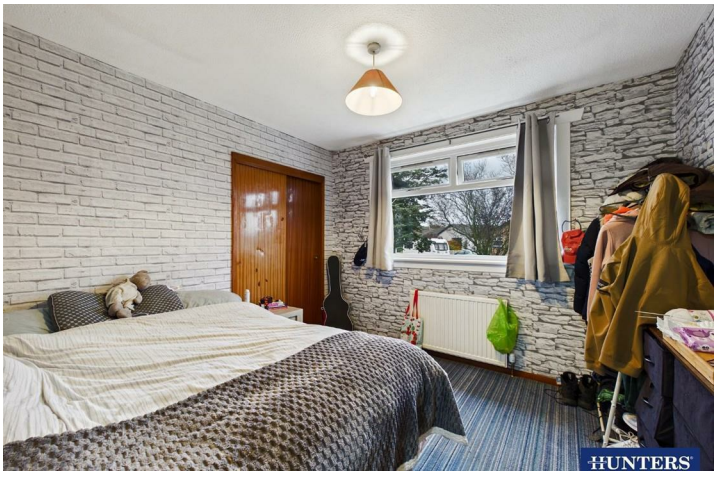

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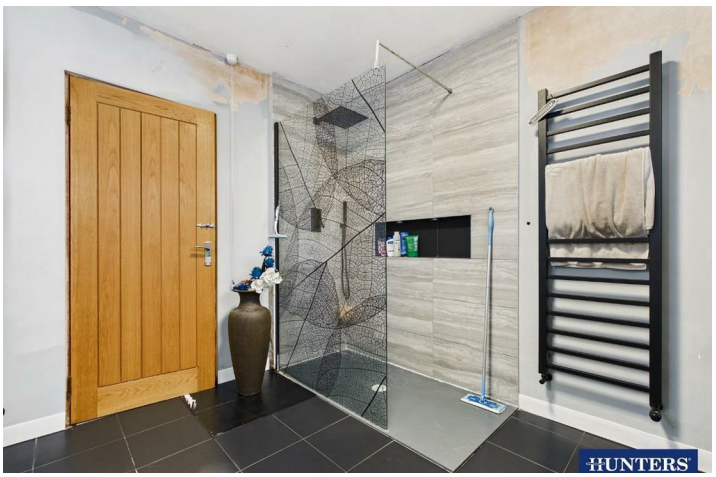


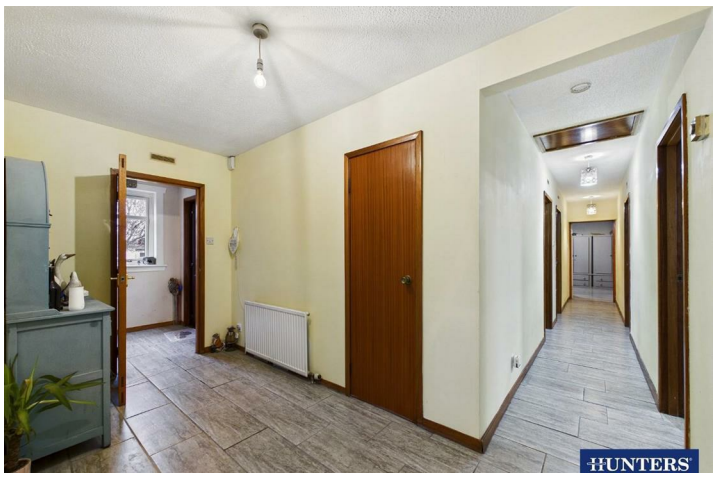



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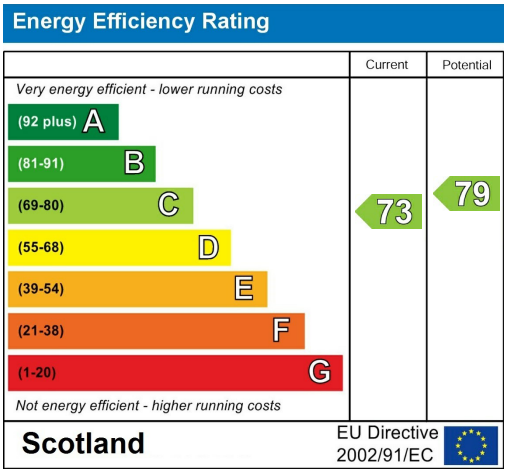


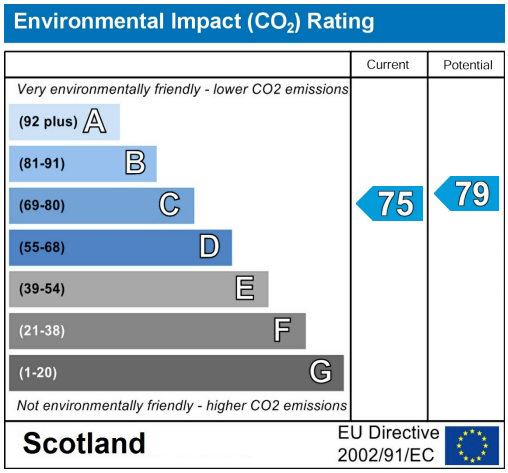






Energy Efficiency Graph



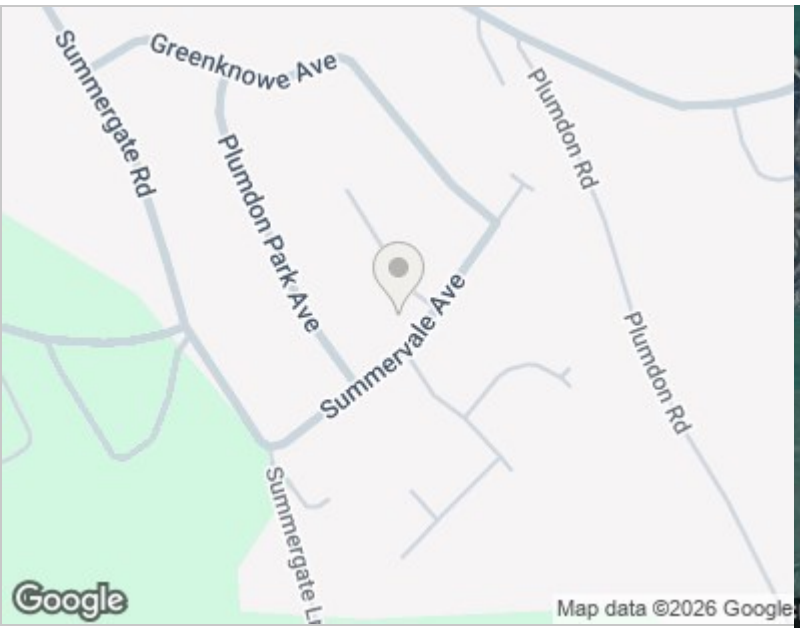


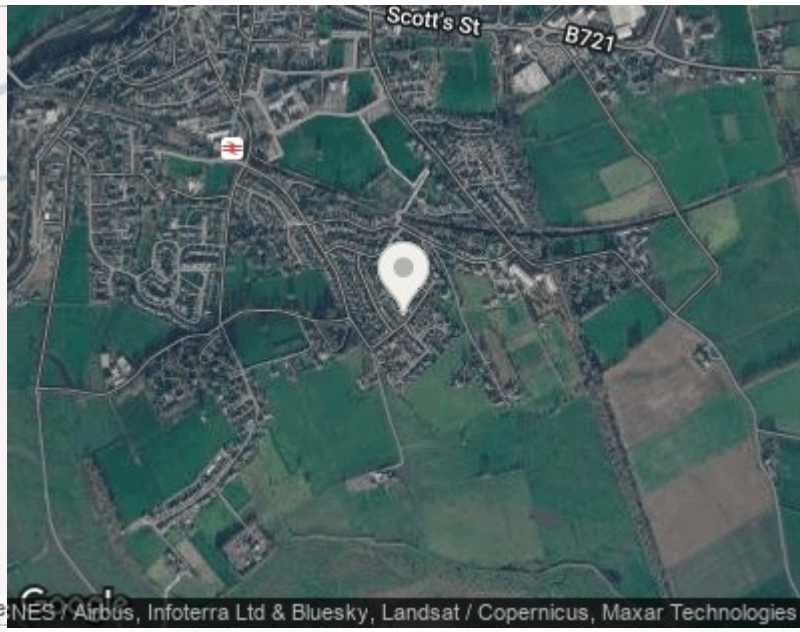
Viewing

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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The Property Ombudsman