



Adelaide Place

Eastriggs, Annan, DG12 6UD

Offers Over £250,000



- Modern Detached Bungalow Peacefully Located within Eastriggs
- Luxurious Underfloor Heating and Solar Panels for Added Efficiency
- Spacious Living Room with Electric Fire
- Four-Piece Family Bathroom
- Ample Off-Street Parking plus Integral Garage
- Immaculately Presented with Quality Finishes Throughout
- Dining Kitchen with Patio Doors and Adjoining Utility Room
- Three Double Bedrooms, Master with En-Suite
- Low-Maintenance Gardens to the Front and Rear
- EPC - B

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Property launch on Friday 5th June between 12 noon and 1:30pm, please contact Hunters to schedule you private viewing.

This modern three-bedroom detached bungalow enjoys a peaceful position within Eastriggs and offers beautifully presented, move-in ready accommodation finished to an excellent standard throughout.

Designed with both comfort and practicality in mind, the property benefits from luxurious underfloor heating and solar panels, enhancing everyday efficiency and appeal. The well-planned layout includes a spacious living room with electric fire, together with a stylish dining kitchen featuring patio doors that open directly onto the rear garden, complemented by a useful adjoining utility room. There are three double bedrooms, including a master bedroom with its own en-suite shower room, along with a contemporary four-piece family bathroom. Externally, the home continues to impress with low-maintenance gardens to the front and rear, ample off-street parking and an integral garage, making this a superb opportunity for buyers seeking a high-quality, easy-to-maintain home in a convenient village setting.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - B and Council Tax Band - E.

Eastriggs is a well-served and conveniently located village in Dumfries and Galloway, offering a strong range of everyday amenities alongside excellent transport connections. Within the village itself are local shops, a pre-school playgroup, primary school with nursery provision, a dispensing chemist, garden centre, vehicle servicing and repair facilities, beauty and hair salons, a bar and restaurant, and a selection of takeaways, all contributing to the village's practical day-to-day appeal. Eastriggs is also home to the popular Devils Porridge Museum, a well-regarded visitor attraction celebrating the area's fascinating First World War history. The village benefits from regular bus services connecting Dumfries, Annan, Gretna and Carlisle, while the nearby A74(M), A75 and M6 provide excellent road links, making the area highly accessible for commuters and those travelling further afield.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front with an obscured double-glazed side panel window, internal doors to the living room, dining kitchen, three bedrooms and family bathroom, built-in airing cupboard, recessed lighting, and a loft-access point. The loft includes a pull-down ladder, boarding, lighting, and the inverter for the solar panels.

LIVING ROOM

Fireplace with electric fire, and double glazed patio doors to the rear garden.

DINING KITCHEN

Fitted kitchen comprising an extensive range of base, wall, drawer and larder units with matching worksurfaces and upstands above. Space for a freestanding electric cooker, extractor unit, integrated dishwasher, one and a half bowl sink with mixer tap, recessed lighting, internal door to the utility room, double glazed window to the rear aspect, and double glazed patio doors to the rear garden.

UTILITY ROOM

Fitted base and larder units with matching worksurfaces and upstands above. Integrated tall freezer, space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap, recessed lighting, extractor fan, internal door to the garage, and a double glazed window to the rear aspect.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, built-in wardrobe with mirrored double-sliding doors, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a corner shower enclosure benefitting a mains shower with rainfall shower head and hand shower attachment. Boarding splashbacks, chrome towel radiator, recessed lighting, and an extractor fan.

BEDROOM TWO

Double glazed window to the front aspect, and a built-in wardrobe with triple sliding doors.

BEDROOM THREE

Double glazed window to the front aspect.

FAMILY BATHROOM

Four piece suite comprising a vanity unit with WC and wash basin, bathtub with hand shower attachment, and a shower enclosure with mains shower unit. Part-tiled walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden and Parking:

To the front of the property is a low-maintenance shillied garden area, a generous tarmac driveway allowing off-street parking for two/three vehicles, ramped access to the front door, and gates to both sides of the bungalow allowing access to the rear garden.

Rear Garden:

To the rear of the property is an enclosed and low-maintenance garden, boasting a paved seating area with access from both the living room and dining kitchen, a large shillied garden area, timber greenhouse, timber garden shed, external power socket and two external cold-water taps.

GARAGE

Manual up-and-over garage door, wall-mounted gas boiler, power sockets and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///upwardly.mentions.tribe](https://www.what3words.com/upwardly.mentions.tribe)

AML DISCLOSURE:

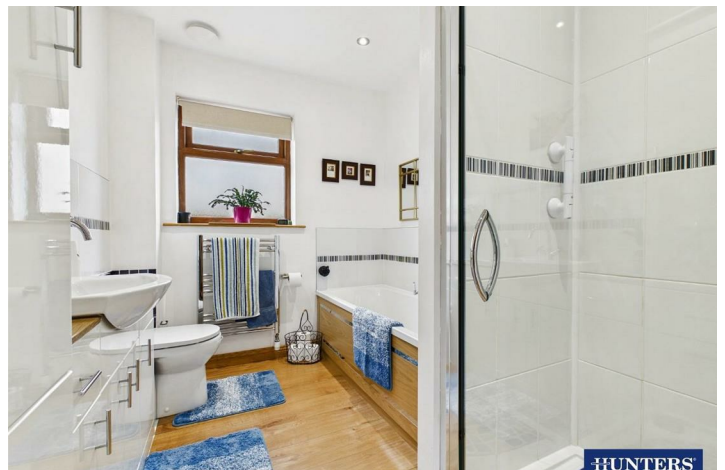
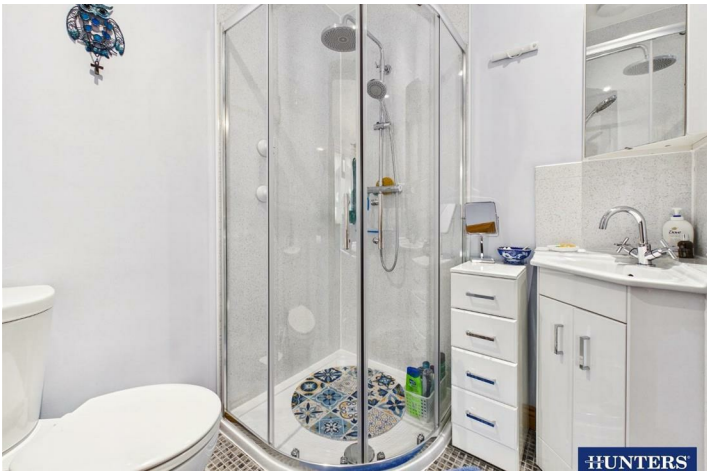
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

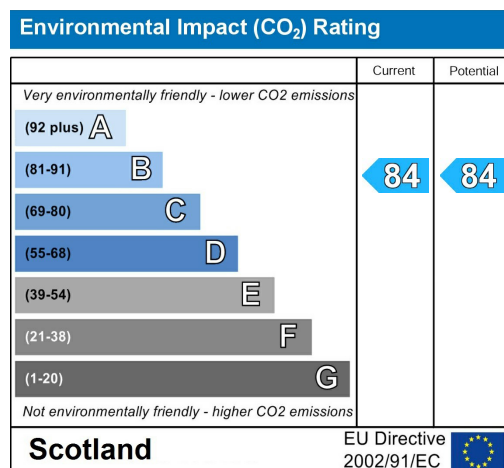
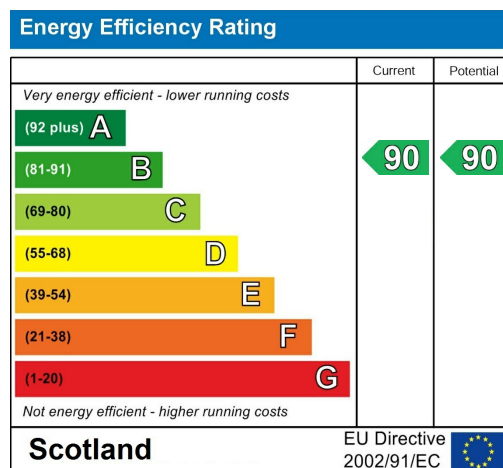
Floorplan







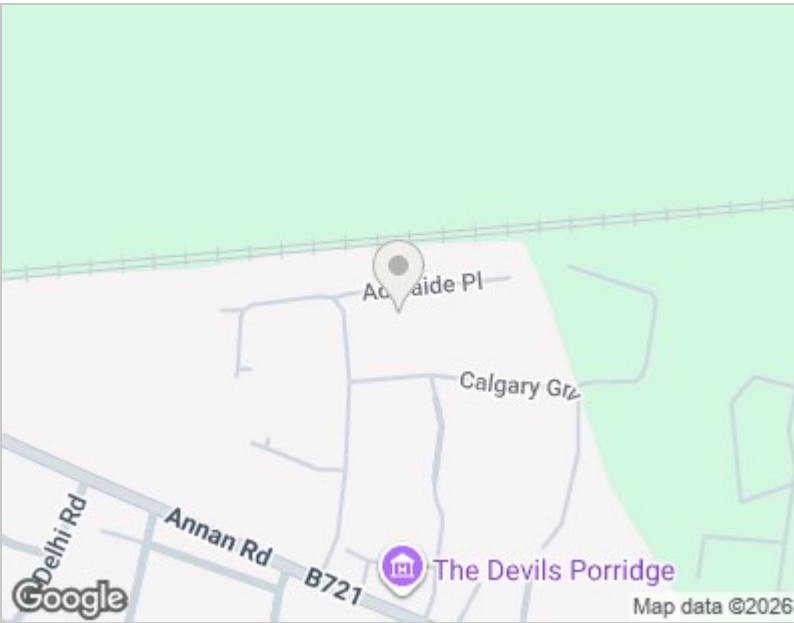
Energy Efficiency Graph



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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