



Criffel View

Annan, Dumfriesshire, DG12 6RP

Offers Over £250,000



- Beautifully Presented Detached Bungalow
- Cosy Living Room with Open-Fire
- Generous Kitchen with Ample Cabinetry and Worksurfaces
- Modern Four-Piece Family Bathroom
- Gated Off-Road Parking plus Detached Double Garage
- High Standard of Accommodation Throughout
- Bright Conservatory overlooking the Front Garden
- Three Double Bedrooms, Two with Fitted Wardrobes
- Lovely Rear Garden with Large Timber Summerhouse
- EPC - E

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Criffel View is an impressive three-bedroom detached bungalow, beautifully presented to an excellent standard throughout and offering spacious, well-appointed accommodation, perfectly suited to those seeking comfortable single-storey living. The property boasts a warm and inviting living room centred around a charming open fire, creating a wonderful space to relax and unwind, while the adjoining conservatory provides an additional bright reception area with views over the front garden. The generous kitchen is both practical and welcoming, featuring an abundance of cabinetry and worksurface space, while three well-proportioned double bedrooms, two benefiting from fitted wardrobes, provide excellent flexibility for a variety of requirements. A modern four-piece family bathroom completes the internal accommodation. Externally, the property is equally appealing, with a lovely rear garden featuring a substantial timber summerhouse, ideal for entertaining, hobbies or simply enjoying the outdoor surroundings, alongside a low-maintenance front garden. Further benefits include gated off-road parking and a detached double garage, providing excellent parking and storage facilities. Enjoying a semi-rural position within the hamlet of Creca, near Annan, this superb bungalow combines beautifully maintained interiors, generous room proportions and appealing outdoor space to create a wonderful opportunity for a range of purchasers. A viewing is highly recommended to fully appreciate all that Criffel View has to offer.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - D.

Creca is a rural hamlet situated approximately three miles north-east of the historic market town of Annan, within the Dumfries and Galloway region. Surrounded by open countryside and farmland, the area enjoys a convenient position with access to a wide range of local amenities and transport connections. Nearby Annan offers a variety of independent shops, supermarkets, cafés, restaurants, leisure facilities, healthcare services and primary and secondary schooling. The location is well suited for commuters, with good road connections via the nearby A75 and M74, providing access to Dumfries, Lockerbie, Carlisle and destinations further afield. Rail services are also available from Annan and Lockerbie, offering additional transport options. With its established rural surroundings, proximity to local amenities and accessibility to neighbouring towns and cities, Creca offers a well-connected location within the wider Annandale area.

Tel: 01387 245898

GROUND FLOOR:

PORCH

Double glazed entrance door from the rear, internal door to the hallway, radiator, and a double glazed window to the rear aspect.

HALLWAY

Internal doors to the kitchen, living room, three bedrooms and bathroom, and a radiator.

LIVING ROOM

Double glazed window to the side aspect, double glazed sliding patio door to the conservatory, radiator, and an open-fireplace with surround and hearth.

CONSERVATORY

Double glazed windows to the front aspect, double glazed external door to the front garden/driveway, and a radiator.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, electric hob, integrated under-counter fridge, integrated dishwasher, integrated washing machine, integrated tumble dryer, one bowl stainless steel sink with mixer tap and draining board, under-counter oil boiler, radiator, loft-access point, double glazed window to the side aspect, and a double glazed window to the rear aspect. We have been advised the loft includes a small area of boarding for storage.

BEDROOM ONE

Double glazed window to the rear aspect, radiator, and extensive fitted wardrobes with matching over-bed unit, bedside cabinets and drawers.

BEDROOM TWO

Two double glazed windows to the front aspect, radiator, recessed cupboard, and fitted wardrobes.

BEDROOM THREE

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

BATHROOM

Comprising a fitted vanity unit with WC and inset wash basin, deep bathtub with hand shower attachment, and a corner shower enclosure benefitting an electric shower with rainfall shower head and hand attachment. Fully-boarded walls, chrome towel radiator, recessed lighting, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance gravelled garden which includes established borders and mature shrubs. To the side of the property is a double-gated tarmac driveway allowing off-road parking for numerous vehicles, with a gravelled side border with mature shrubs. Access from the driveway into the conservatory, along with access into the double garage and to the rear garden.

Rear Garden:

To the rear of the property is a large lawned garden with mature trees, featuring a raised decking area with open-field outlook, large timber summerhouse, and an area of tarmac allowing for seating and entertaining. Heating oil tank positioned in the rear garden.

DOUBLE GARAGE

Two electric roller garage doors, pedestrian access door, window, power sockets, and lighting.

WHAT3WORDS:

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

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.

AGENTS NOTE:

We advise prospective purchasers that outline planning permission has been submitted for a large commercial development within close proximity of this property. Further information can be found on the Dumfries & Galloway Council website with the following reference number: 26/1649/PIP

Floorplan

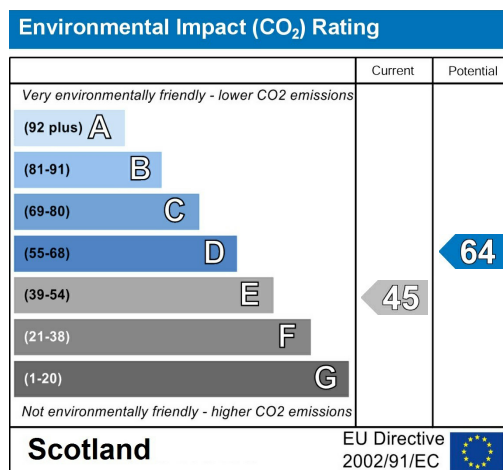
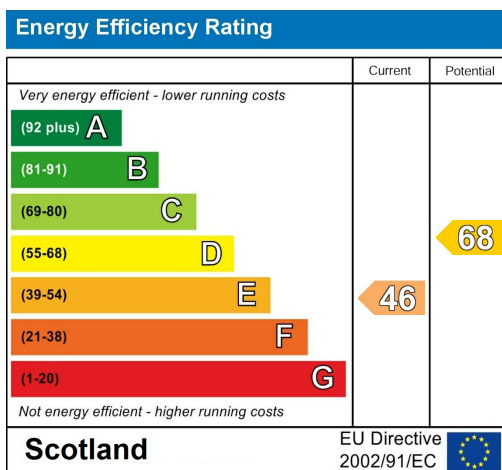






HUNTERS

Energy Efficiency Graph



Viewing

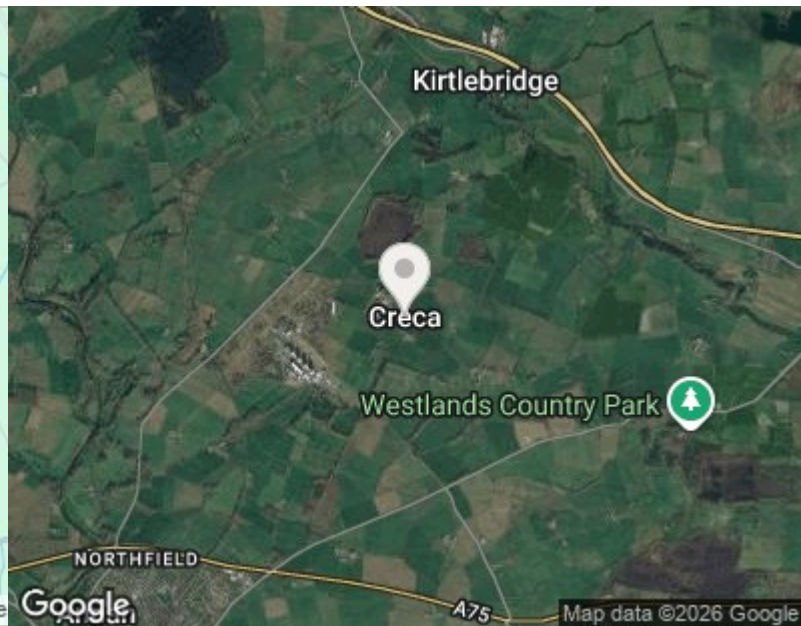
Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01387 245898

Road Map



Hybrid Map





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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