



## Woodcockair Street

Brydekirk, Annan, DG12 5NA

Offers Over £110,000



- No Onward Chain
- Excellent Potential to Modernise & Personalise
- Two Bedrooms
- Generous Front & Rear Gardens
- Semi-Rural Village Location on the Banks of the River Annan
- Semi-Detached Bungalow
- Living Room with Fireplace plus Fitted Kitchen
- Modern Wet-Room Style Shower Room
- Oil-Fired Central Heating & Double Glazing Throughout
- EPC - E

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**NO ONWARD CHAIN** - Situated within the charming semi-rural village of Brydekirk, on the banks of the picturesque River Annan, this two-bedroom semi-detached bungalow offers an excellent opportunity for purchasers seeking a home they can update and personalise to their own taste and requirements. The property provides well-proportioned accommodation, including a living room, fitted kitchen, two bedrooms and a modern wet-room style shower room, and while it would now benefit from a programme of improvement, it offers fantastic potential to create a comfortable and individual home in a desirable setting. Externally, there is a low-maintenance garden to the front and a generous rear garden, providing excellent outdoor space to enjoy, develop or landscape further. An ideal choice property as a main home or second home, and highly appealing to downsizers and those searching for a peaceful village location, this is a property with great potential and the added advantage of no onward chain. Early viewing is highly recommended.

#### Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - A.

Nestled on the tranquil banks of the River Annan, the delightful village of Brydekirk offers a peaceful rural setting with a true sense of community. Surrounded by rolling countryside and scenic riverside walks, it's a haven for those who love the outdoors. The village itself benefits from a well-regarded primary school and a charming church, while the nearby town of Annan, just a few minutes' drive away, provides a wide choice of shops, supermarkets, schools, bars, and restaurants. Excellent transport links make Brydekirk an attractive choice for commuters, with a regular bus service passing through the village and the A74(M) accessible in under ten minutes at Kirtlebridge (J19) or Ecclefechan (J20). Whether you're seeking a slower pace of life or easy connections to surrounding towns and cities, Brydekirk offers the best of both worlds.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, and a loft-access point.

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with electric stove, and an internal door to the hallway.

### HALLWAY

Internal doors to the kitchen, two bedrooms, shower room and rear porch, radiator, and a built-in cupboard with shelving internally.

### KITCHEN

Fitted base and wall units with tiled worksurfaces and splashbacks above. Freestanding electric cooker, extractor fan, space with plumbing for a washing machine, space for an under-counter fridge, one bowl stainless steel sink, built-in cupboard/larder, radiator, and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, tiled fireplace, and two fitted cupboards.

### BEDROOM TWO

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

### SHOWER ROOM

Comprising a WC, pedestal wash basin, and a wet-room style shower enclosure with mains shower unit. Fully-boarded walls, radiator, extractor fan, and an obscured double glazed window.

### REAR PORCH

Double glazed windows to the rear aspect, and an external door to the rear garden.

### EXTERNAL:

#### Front Garden & Parking:

To the front of the property is an enclosed and low-maintenance garden with on-street parking available within Woodcockair Street.

#### Rear Garden:

To the rear of the property is a generous garden, including lawn, vegetable beds/borders, oil-tank and two attached stores. Additionally, an external cold-water tap is situated on the rear elevation, with the external oil boiler being situated on the side elevation.

### WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - existence.rarely.snow

### 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.

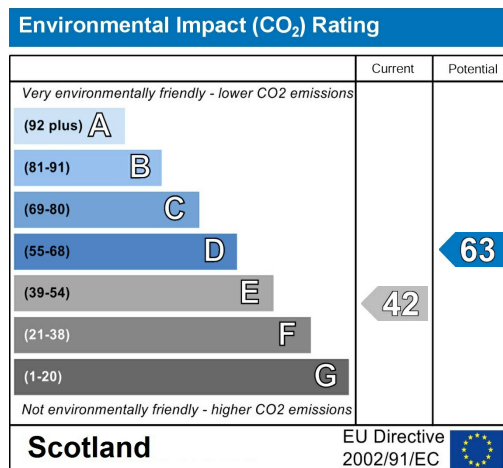
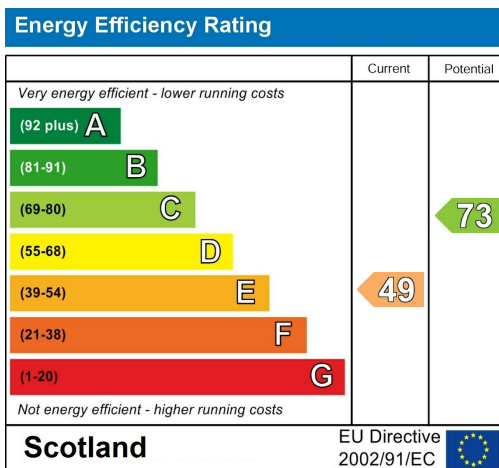
# Floorplan







## 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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