



HUNTERS®

HERE TO GET *you* THERE

18 St. Johns Road, Annan, DG12 6AW

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Offers Over £300,000

*** TO ENQUIRE ABOUT THIS PROPERTY CALL 07471544914 / 07584018429 ***

Offered to the market with no onward chain, this immaculately presented semi-detached sandstone villa provides an exceptional family home, combining beautifully maintained accommodation with an abundance of space and original period character. Arranged over three impressive floors, the property is defined by its generous proportions, high ceilings and wealth of retained features, including elegant cornicing and an impressive staircase connecting each level of the home. The versatile accommodation includes three spacious reception rooms, providing excellent flexibility for everyday family life, formal dining and entertaining, together with six well-proportioned bedrooms arranged across the first and second floors. A separate office or study provides a dedicated space for working from home, studying or pursuing hobbies away from the main living accommodation. A modern family bathroom with separate WC is complemented by an additional shower room, ensuring the layout is perfectly suited to the demands of a larger or growing family. Externally, the lovely rear garden features a lawn, patio seating area and convenient wash house, while the attached annexe, complete with its own WC, provides a fantastic and highly adaptable additional space, ideal for a home business, hobbies, guest accommodation or future development, subject to any necessary consents. Off-road parking with carport over is located to the rear of the property. Ideally positioned just minutes' walk from Annan town centre and its wide range of shops, schools, amenities and transport links, this outstanding period home offers a rare combination of condition, character, space and convenience.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - F.

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Approximate total area ⁽¹⁾
2937 ft ²
272.9 m ²
Reduced headroom
107 ft ²
9.9 m ²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
39-54 E		57	68
21-38 F			
1-20 G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-58) D			
(39-54) E		58	67
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

Scotland EU Directive 2002/91/EC

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and feature tiled flooring.

HALLWAY

Internal doors to the lounge, sitting room, dining room and WC/cloakroom, two radiators, and stairs to the first floor landing with an under-stairs cupboard.

LOUNGE

Double glazed bay window to the front aspect, radiator, and a fireplace with timber surround and inset wood-burning stove.

SITTING ROOM

Double glazed patio doors to the rear garden, radiator, fireplace with gas fire, and alcove shelving.

DINING ROOM

Double glazed window to the rear aspect, radiator, decorative fireplace, fitted alcove cabinet with display unit, and an opening to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and display units with worksurfaces and tiled splashbacks above. Integrated range cooker with gas burners and electric oven, extractor unit, space for a fridge freezer, space with plumbing for a dishwasher, one bowl stainless steel sink with mixer tap and draining board, recessed lighting, external door to the rear garden, and two double glazed windows to the rear aspect.

WC/CLOAKROOM

Two piece suite comprising a WC and counter-top wash hand basin. Cupboards housing the electricity consumer unit and gas meter, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with further stairs to the second floor landing, internal doors to four bedrooms, bathroom and WC, radiator, built-in linen cupboard with double doors, and an obscured double glazed window.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to the rear aspect, radiator, decorative fireplace, alcove shelving, and an internal door to bedroom four.

BEDROOM THREE

Double glazed window to the front aspect, radiator, decorative fireplace, and alcove shelving.

BEDROOM FOUR

Double glazed window to the rear aspect, radiator, and alcove shelving.

BATHROOM & SEPARATE WC

Bathroom:

Three piece suite comprising a pedestal wash basin, bathtub with hand shower attachment, and a walk-in shower enclosure benefitting an 'Aqualisa' digital shower with rainfall shower head and hand attachment. Part-tiled walls, towel radiator, recessed lighting, extractor fan, obscured double glazed window, and a fitted cupboard with wall-mounted gas boiler and shelving internally.

WC:

WC, wall-mounted wash hand basin, and an obscured double glazed window.

SECOND FLOOR:

LANDING

Stairs up from the first floor landing, and internal doors to two bedrooms, office/study and the shower room.

BEDROOM FIVE

Double glazed bay window to the rear aspect, single glazed roof window, electric heater, two built-in wardrobes with double doors, and an additional walk-in storage area.

BEDROOM SIX

Double glazed window to the rear aspect, and an electric heater.

OFFICE/STUDY

Double glazed window to the front aspect, and an electric heater.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with electric shower unit. Part-tiled walls, electric radiator, and a single glazed roof window.

EXTERNAL:

Front Garden:

To the front of the property is a lawned front garden with mature hedging to the boundaries, along with an access pathway to the side of the property leading to the rear garden. On-street parking is available within St. Johns Road.

Rear Garden & Private Parking:

To the rear of the property is an enclosed and neatly maintained garden, benefitting a generous paved seating area, lawn, and a concrete hardstanding area which benefits a shelter/carport over. This area includes an access gate to the shared rear lane allowing for off-road parking for one vehicle. Additionally, the rear garden includes a timber log store, dog-kennel with run, and an external cold water tap.

WASH HOUSE

Pedestrian access door, single glazed window, one bowl stainless steel sink, plumbing for a washing machine, fitted shelving, power sockets and lighting.

ANNEXE

Hall:

Entrance door from the rear garden, internal door to the annexe room, opening to the WC/store area, and a built-in cupboard with shelving internally.

Annexe Room:

Two double glazed windows, two radiators, power sockets and lighting.

WC/Store area:

WC, and part-tiled flooring.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - ///soak.ladders.chucked

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:

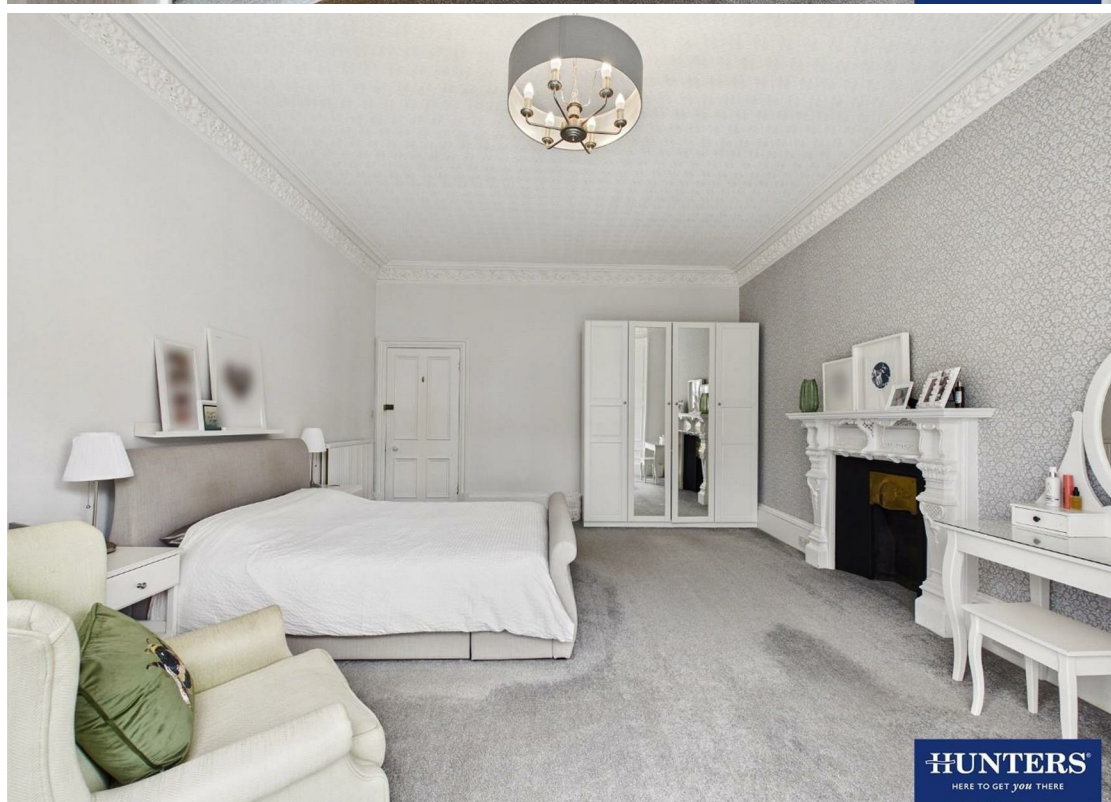
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

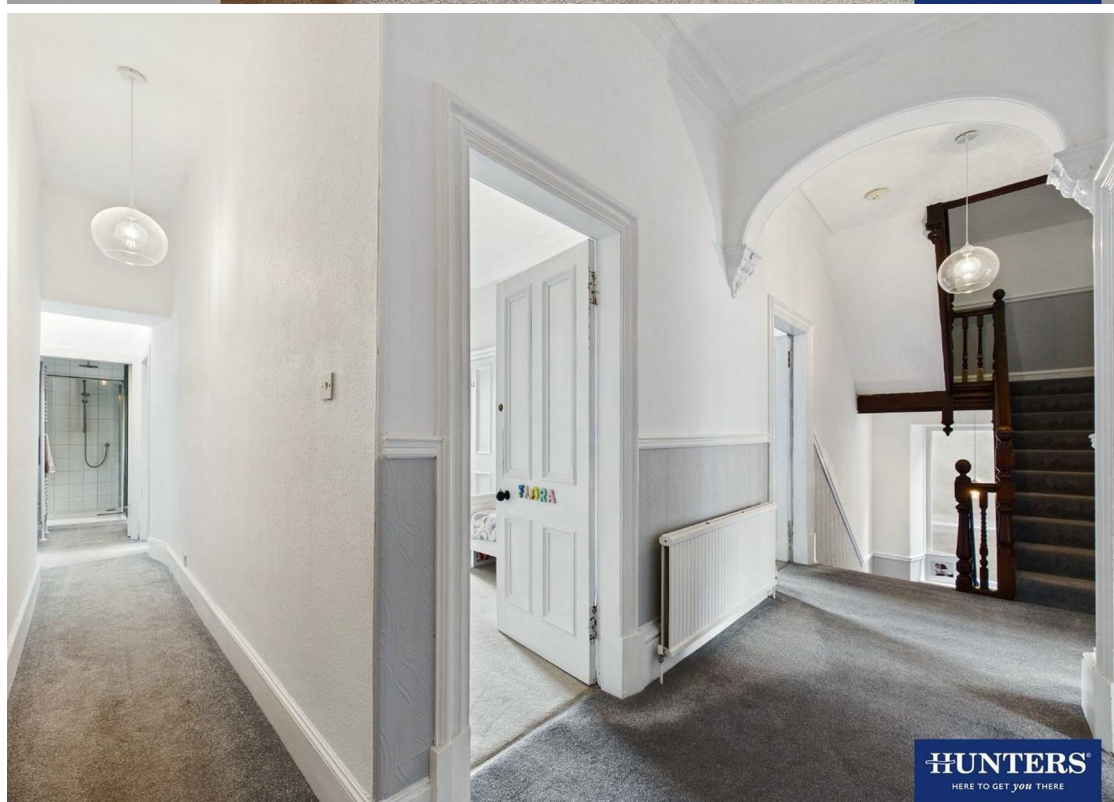
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G	57	68
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 fully working gas, electric, oil, gas connected or drained services or appliances - All measurements are approximate. 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. ScotlandEU Directive 2002/91/EC		











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