



## Glynt Wynd

Annan, DG12 6EL

Offers Over £215,000



- No Onward Chain
- Peacefully Positioned to the Outskirts of Annan
- Generous Fitted Kitchen with Ample Storage
- Four-Piece Family Bathroom
- Double-Gated Driveway and Detached Single Garage
- Large Detached Bungalow with Scope to Personalise & Improve
- Open-Plan Living/Dining Room with Patio Doors
- Three Double Bedrooms, Two with Built-In Wardrobes
- Lovely Rear Garden with Neat Lawn, Established Borders & Patio
- EPC - C

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Property Launch on Friday 13th February between 1pm and 2:30pm, please contact Hunters to schedule your private viewing.

**NO CHAIN** – This three-bedroom detached bungalow offers a fantastic opportunity for incoming owners to acquire a spacious property with excellent scope to update and improve to their own personal specification. The bungalow benefits from a well-proportioned layout, including an open-plan living/dining room with a dual aspect outlook and patio doors providing direct access to the rear garden, a generous fitted kitchen, three double bedrooms, and a four-piece family bathroom. Internally, the property has been lovingly cared for and is presented in excellent condition throughout, offering a solid and well-maintained home ready for modernisation and enhancement. Externally, the gardens are nicely maintained and include a large rear garden with a neat lawn and mature borders, along with a detached garage and double-gated driveway providing ample off-street parking. An excellent opportunity to purchase a property situated in a peaceful location on the edge of Annan town, contact Hunters Annan today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - E.

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.

Tel: 01387 245898

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living/dining room, kitchen, three bedrooms and shower room, radiator, two loft-access points, and a built-in cupboard.

### LIVING/DINING ROOM

Living Area:

Double glazed window to the front aspect, radiator, and a fireplace with electric fire.

Dining Area:

Double glazed patio doors to the rear garden, and a radiator.

### KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric/gas cooker, extractor unit, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, space for a fridge freezer, radiator, external door to the rear aspect, and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, and two built-in wardrobes with sliding doors.

### BEDROOM TWO

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

### BEDROOM THREE

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

### BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub, and a shower enclosure with mains shower unit. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden, complete with mature trees and a paved pathway and gate to the front pavement. A block-paved driveway with double-gates extends down the side of the property towards the detached garage, along with an access gate to the rear garden. The driveway can accommodate parking for two/three vehicles.

Rear Garden:

To the rear of the property is a generous enclosed garden which benefits a neat lawn with mature borders of trees and shrubs, a paved seating area, and a timber garden shed.

## GARAGE

Detached single garage complete with manual up and over garage door, power, lighting, and a double glazed window.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - upper.seriously.tamed

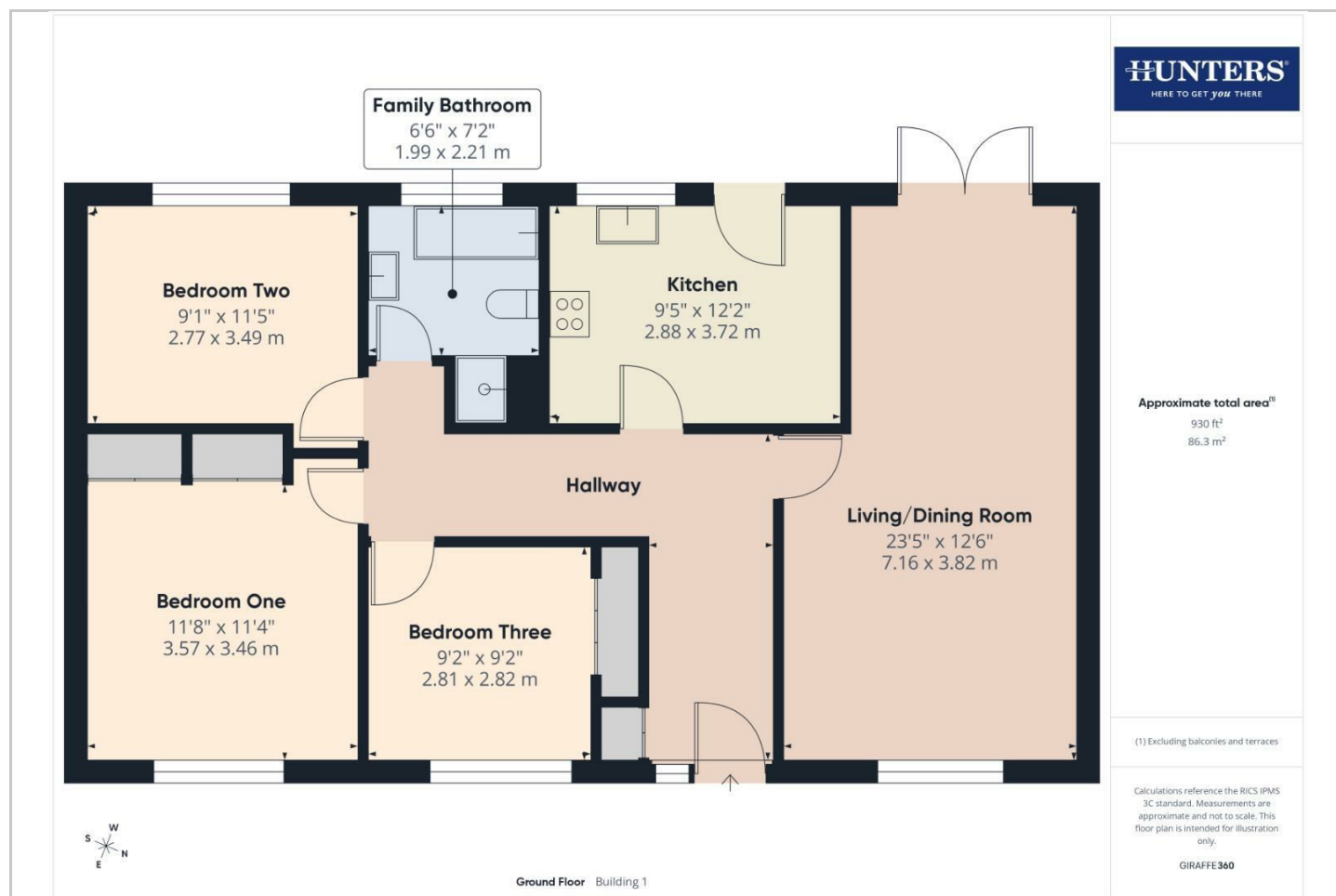
### AML DISCLOSURE:

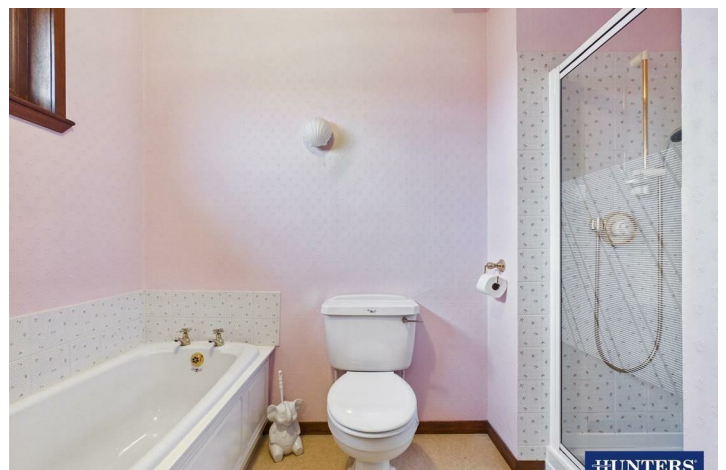
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

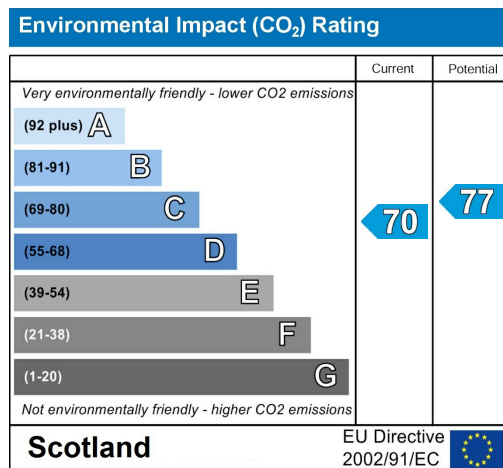
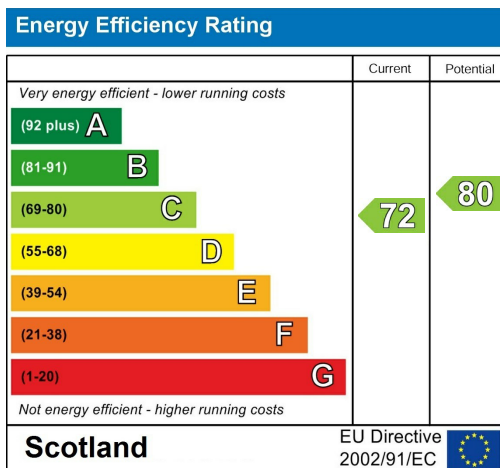






**HUNTERS**

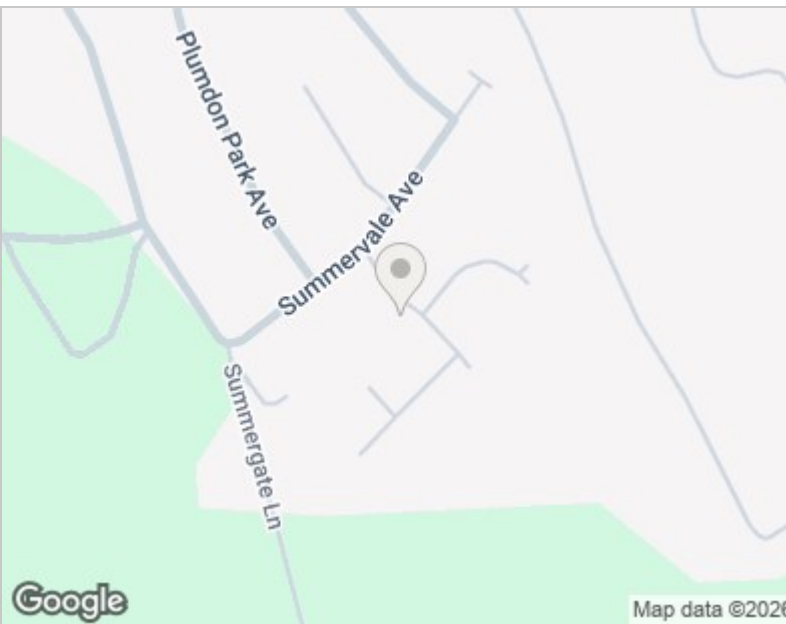
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

