



## Fernlea Crescent

Annan, DG12 6LS

Offers Over £105,000



- No Onward Chain
- Perfect for First-Time Buyers and Young Families
- Fitted Kitchen with Adjoining Dining Room
- Large Rear Garden plus Low-Maintenance Front Garden
- Popular Residential Area of Annan

- Mid-Terraced House with Excellent Potential
- Spacious Dual-Aspect Living Room
- Three Bedrooms and Family Bathroom
- On-Street Parking within Fernlea Crescent
- EPC - C

# Fernlea Crescent

Annan, DG12 6LS

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PROPERTY LAUNCH - Friday 3rd July between 10am and 11am. Contact Hunters today to schedule your private viewing appointment.

Offered to the market with no onward chain, this three-bedroom mid-terraced house presents an excellent opportunity for first-time buyers, young families or those keen to put their own stamp on a home within a popular residential area of Annan. Well proportioned throughout and offering excellent potential, the accommodation comprises a spacious dual-aspect living room, providing a bright and comfortable main living space, together with a fitted kitchen and dining room overlooking the rear garden. To the first floor, there are three bedrooms and a family bathroom, making the layout well suited to everyday family living. Externally, the property benefits from a low-maintenance front garden, on-street parking, and a large rear garden offering excellent outdoor space for children, pets, gardening or future landscaping. With its practical layout, generous outside space and scope for improvement, this is an appealing home in a convenient and established residential location. Contact Hunters Annan today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B.

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 room and kitchen, stairs to the first floor landing with an under-stairs cupboard, and a double glazed window to the front aspect.

### LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, and a fireplace with gas fire (currently disconnected).

### KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space with plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge, space for an under-counter freezer, one bow stainless steel sink with mixer tap, and steps down to the dining room.

### DINING ROOM

Double glazed sliding patio door to the rear garden, double glazed window to the rear aspect, radiator, recessed lighting, and an external door to the rear garden.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, and a loft-access point.

### BEDROOM ONE

Double glazed window to the rear aspect, radiator, and a built-in cupboard with double doors and wall-mounted gas boiler internally.

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs store with double doors.

## BATHROOM

Three piece suite comprising a vanity unit with WC and wash basin, and a bath with electric shower over. Part-tiled walls, chrome towel radiator, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a low-maintenance shillied garden with shared pathway and passage between the properties allowing access to the rear.

### Rear Garden:

To the rear of the property is a generously sized and enclosed garden, benefitting from two paved seating areas, a shillied drying area, and an external cold water tap.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - veto.conjured.belt

## 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.

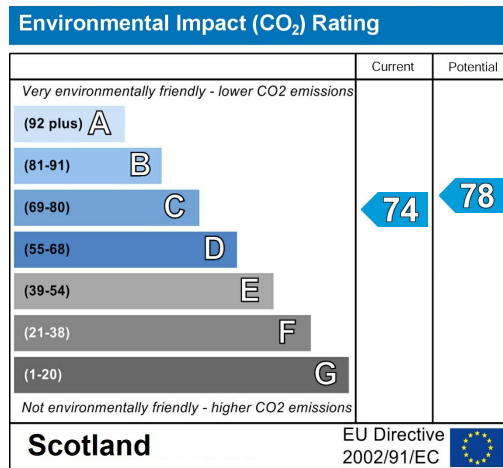
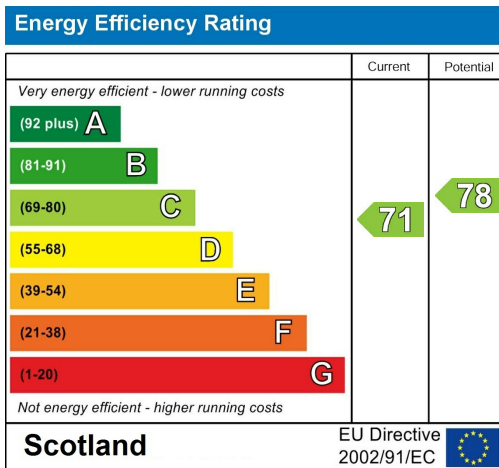
# Floorplan







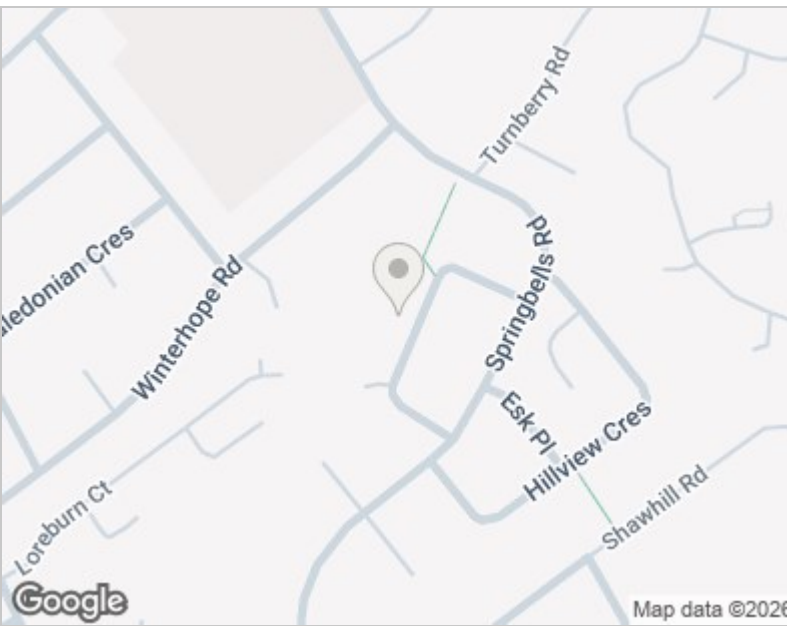
## Energy Efficiency Graph



## 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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