

HUNTERS®

HERE TO GET *you* THERE



Bella Vista

Powfoot, Annan, DG12 5PH

Offers Over £150,000



- No Onward Chain
- Sought After Village of Powfoot, Moments from the Solway Coast
- Ideal as an Easy-Living Main Residence or Holiday Home by the Sea
- Three Bedrooms plus Five-Piece Bathroom
- Some Modernisation & Upgrading Required
- Red-Brick Mid-Terraced in the Grade-B Listed Bella Vista Terrace
- Superb Outlook Over the Bowling Green, Parkland & Solway Seascape
- Two Reception Rooms & Fitted Kitchen
- Off-Road Parking & Paved Garden Area
- EPC - E

Tel: 01387 245898

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Property launch on Saturday 14th March between 10:00am and 12noon, please contact Hunters to schedule your private viewing.

Offered to the market with no onward chain, this two-reception, three-bedroom mid-terraced house is attractively positioned within the handsome Grade-B listed Bella Vista terrace and enjoys a superb outlook across the bowling green, parkland and out to the Solway seascape. The property features recently installed double glazing windows and external doors, enhancing comfort and efficiency. While already a lovely home, there remains scope for buyers to make their own subtle improvements over time, if desired. The accommodation is well proportioned throughout and currently comprises two generous reception rooms, one with an open fireplace and the second with a multi-fuel stove, a fitted kitchen, three bedrooms and a five-piece family bathroom. Externally, the property benefits from off-road parking to the rear along with a paved garden area, ideal for low-maintenance outdoor seating. With its standout setting and enormous potential, a viewing is highly recommended to fully appreciate the location, outlook and opportunity on offer.

Utilities, Services & Ratings:

Double Glazing Throughout. No Central Heating.

EPC - E and Council Tax Band - C.

The charming coastal village of Powfoot enjoys a truly enviable setting on the Solway Firth, just 4 miles from the town of Annan in Dumfries & Galloway. Famed for its breathtaking estuary views, abundance of wildlife and tranquil pace of life, Powfoot is a haven for those who enjoy the outdoors, with miles of unspoiled coastal walks and cycle routes right on the doorstep. A highlight of the village is the highly regarded Powfoot Golf Club, often described as "one of golf's best kept secrets," offering a beautifully kept links course and a welcoming clubhouse and the acclaimed Del Amitri Restaurant at the Powfoot Hotel. Despite its peaceful atmosphere, Powfoot is ideally located for convenience, with Annan close by providing a wide range of everyday amenities including supermarkets, independent shops, cafes, restaurants, bars and excellent transport connections by road and rail. Families are well served by reputable primary schools in nearby villages, while secondary education is available in both Annan and Dumfries. For commuters, the A75, A74(M) and mainline rail station at Annan ensure straightforward access to Carlisle, Dumfries, Glasgow and beyond. Blending stunning coastal scenery with excellent connections and community spirit, Powfoot offers a rare balance of relaxation and practicality, making it one of Dumfries & Galloway's most desirable places to call home.

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GROUND FLOOR:

VESTIBULE

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

HALLWAY

Internal doors to the living room and dining room, and stairs to the first floor landing.

LIVING ROOM

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

DINING ROOM

Double glazed window to the rear aspect, fireplace with inset MORSO multi-fuel stove, and an internal door to the kitchen.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, one and a half bowl sink with mixer tap, under-stairs cupboard, tiled flooring, double glazed window to the rear aspect, and an external door to the rear access road/garden. Within the under-stairs cupboard is plumbing for a washing machine, power and lighting.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, and a skylight window.

BEDROOM ONE

Double glazed window to the front aspect.

BEDROOM TWO

Double glazed window to the front aspect.

BEDROOM THREE

Double glazed window to the rear aspect, and built-in drawers/cupboards.

BATHROOM

Five piece suite comprising a WC, pedestal wash basin, bidet, bathtub, and shower enclosure with electric shower unit. Part-tiled walls, and an obscured double glazed window.

EXTERNAL:

Front Garden & Access:

To the front of the property is a small gravelled front garden which could accommodate a bench or small patio set. Running along the front of the Bella Vista terrace is

a shared pedestrian pathway for the residents.

Rear Garden & Parking:

To the rear of the property, separated from the property by a shared vehicular access road, is an area of parking which allows off-road parking for one/two vehicles. Situated behind the parking area is an enclosed and fully-paved garden area.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - permanent.quiet.inch

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.

AGENTS NOTE:

The property is Grade-B listed.

Floorplan



Ground Floor



Floor 1



Approximate total area[®]
1034 ft²
96.3 m²

Reduced headroom
10 ft²
0.9 m²

(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.

GIRAFFE 360



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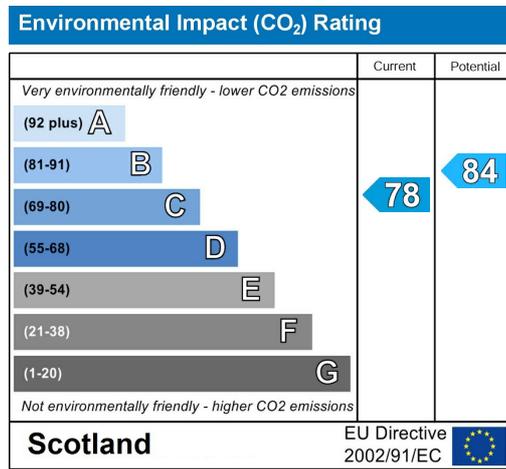
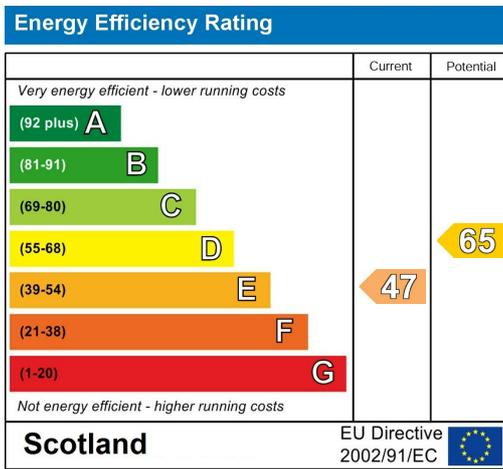
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Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

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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