



Wood Avenue

Annan, DG12 6DE

Offers Over £105,000

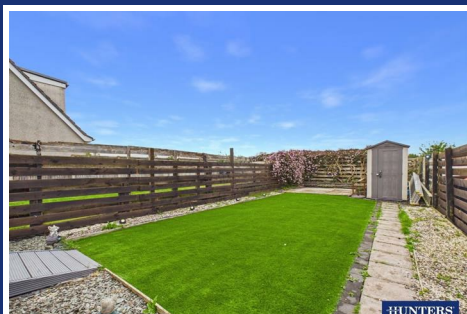


- Spacious Semi-Detached House
- Open-Plan Living Room and Dining Kitchen
- Three Bedrooms
- Landscaped Rear Garden with Artificial Lawn and Timber Decking
- Ideal for First Time Buyers and Young Families
- Popular Residential Area of Annan
- Patio Doors from the Dining Kitchen to the Rear Garden
- Family Shower Room
- On-Street Parking within Wood Avenue
- EPC - C

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Situated within a popular residential area of Annan, this spacious three-bedroom semi-detached home offers an excellent opportunity for first-time buyers and young families alike. The accommodation is well arranged for modern living, with a bright open-plan living room and dining kitchen creating a sociable and practical heart of the home, ideal for everyday family life and entertaining. Patio doors from the dining kitchen open directly onto the rear garden, enhancing the sense of space and providing easy access for outdoor dining during the warmer months. To the first floor, there are three bedrooms and a family shower room, offering comfortable and versatile accommodation, whilst a ground floor WC/cloakroom adds daily practicality. Externally, the property enjoys a landscaped rear garden designed for low-maintenance enjoyment, featuring artificial lawn and timber decking, while on-street parking is available within Wood Avenue. A well-presented home in a convenient and popular location, this is a fantastic purchase for buyers looking to take their first step onto the property ladder or secure a family home.

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 with an obscured double-glazed side panel window, internal doors to the living room and WC/cloakroom, radiator, built-in cupboard, and stairs to the first floor landing with an open under-stairs storage area.

LIVING ROOM

Double glazed window to the front aspect, radiator, and fitted alcove storage.

DINING 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 with plumbing for a dishwasher, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect, double glazed patio doors to the rear garden, built-in cupboard with lighting internally, and an additional built-in cupboard with space for a tumble dryer, power sockets and wall-mounted gas boiler internally.

WC/CLOAKROOM

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

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and shower room, loft-access point, and a radiator. We have been advised the loft includes boarding.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and fitted wardrobes.

BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a walk-in shower enclosure with electric shower unit. Part-boarded walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance shillied garden, with on-street parking available on Wood Avenue. A shared pathway allows access along the side of the property with access gate into the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a raised deck with access from the dining kitchen, artificial lawn, and garden shed. Additionally, the rear garden benefits an external cold-water tap on the rear elevation, along with an integral store with power sockets and lighting internally.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - [///resemble.darts.shakes](https://resemble.darts.shakes)

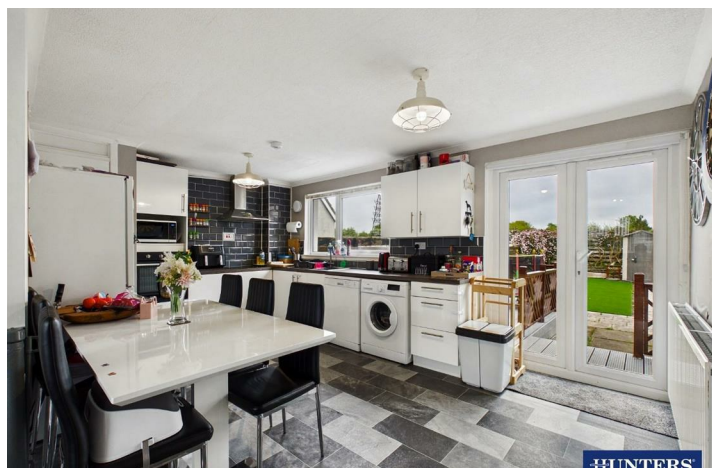
AML DISCLOSURE:

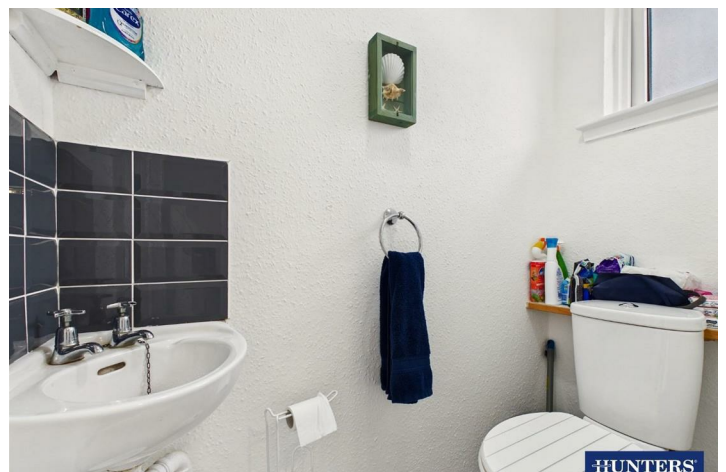
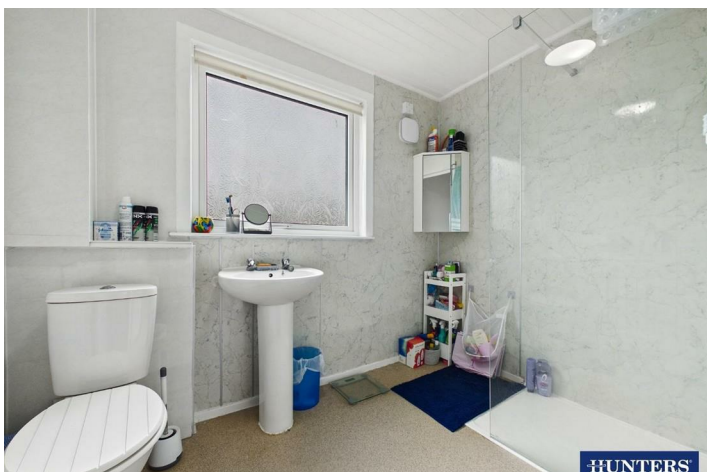
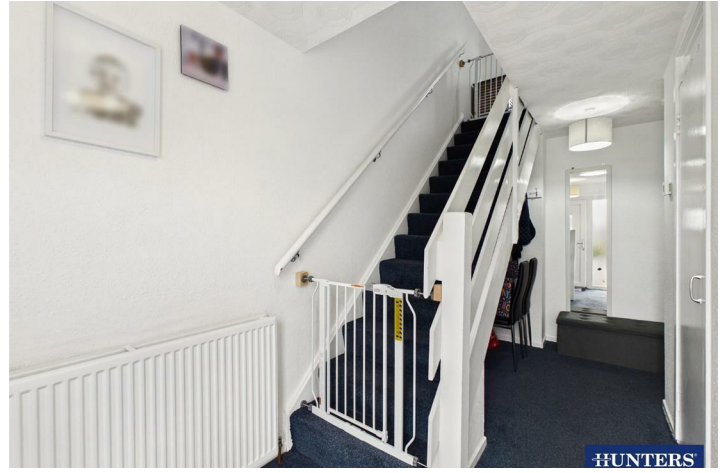
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

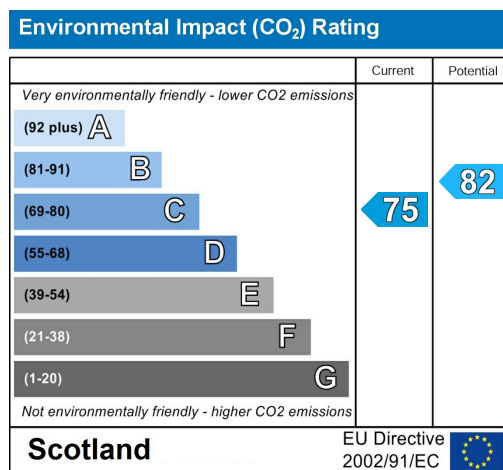
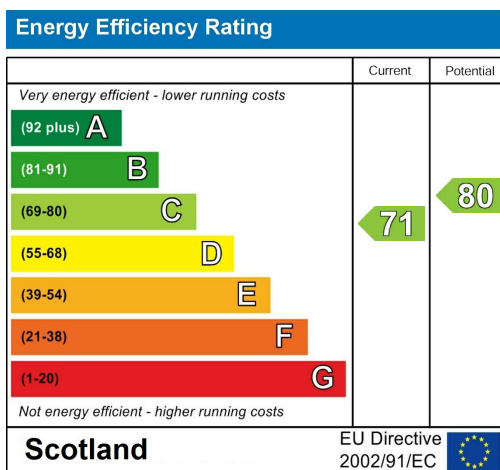






HUNTERS

Energy Efficiency Graph

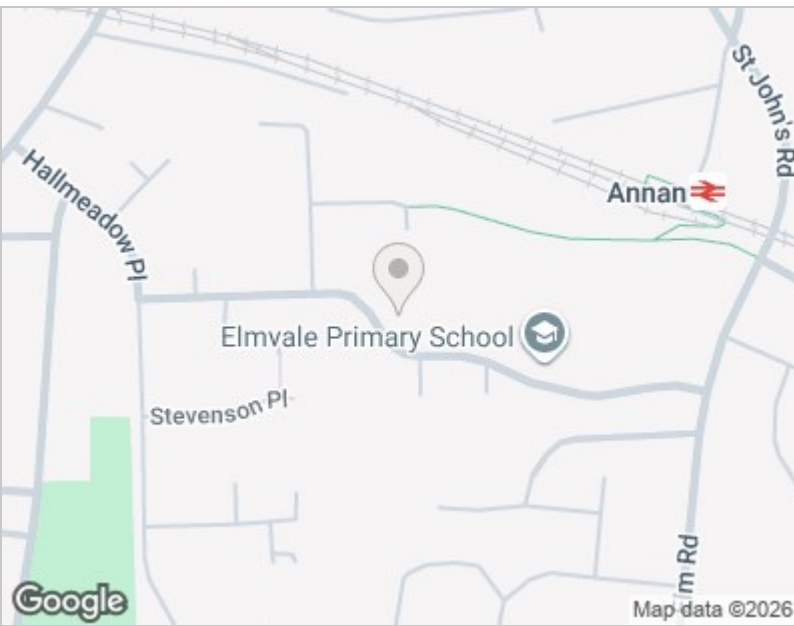


Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01387 245898

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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