

HUNTERS®

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HUNTERS®

Stapleton Road

Annan, DG12 6NB

Offers Over £220,000



- Modern Detached House
- Beautifully Presented Throughout
- Contemporary Fitted Dining Kitchen
- Modern Four-Piece Bathroom with Freestanding Bath
- Gated Off-Road Parking & Detached Single Garage
- Conveniently Situated to the Outskirts of Annan
- Spacious Living Room with Open Fire
- Three Double Bedrooms, One on the Ground Floor
- Private Rear Garden with Patio & Lawn
- EPC - D

Tel: 01387 245898

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Property launch on Saturday 6th March between 10:00am - 11:30am, please contact Hunters to schedule your private viewing.

Fellview is a beautifully presented and thoughtfully updated three-bedroom detached home, enjoying a generous private rear garden, a detached single garage and gated off-street parking. Move-in ready throughout, the accommodation includes a spacious living room and a contemporary fitted dining kitchen, along with three double bedrooms, with the third bedroom positioned on the ground floor to offer excellent versatility. Completing the home is a modern four-piece family bathroom featuring a statement freestanding bath. Outside, the rear garden provides a private space for relaxing and entertaining, complete with a patio seating area and a raised lawn. Nicely positioned on the outskirts of Annan, this is an ideal home for families, professionals and downsizers alike. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - D.

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.

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GROUND FLOOR:

PORCH

Entrance door from the front, internal door to the hall, and single glazed windows to the front aspect.

HALL

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

LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with open-fire, and an internal door to the rear hall.

REAR HALL

Internal door to the bathroom, and a doorway to the dining kitchen.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with timber worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, five-burner gas hob, extractor unit, integrated microwave, integrated slimline dishwasher, space with plumbing for a washing machine, space with plumbing for an American-style fridge freezer, one bowl Belfast sink with mixer tap, recessed spotlights, under-counter lighting, radiator, under-stairs cupboard with lighting, two double glazed windows to the rear aspect, and an external door to the rear garden.

BATHROOM

Four piece suite comprising a WC, pedestal wash basin, freestanding bathtub, and a corner shower enclosure with mains shower unit. Tiled splashbacks, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

BEDROOM THREE

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

FIRST FLOOR:

LANDING

Stairs up from the ground floor hall, and internal doors to bedrooms one and two.

BEDROOM ONE

Double glazed window to the front aspect, radiator, over-stairs cupboard/wardrobe, and a loft-access point.

BEDROOM TWO

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

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance garden area, with mature hedging to the front boundary along with pedestrian access gate. To the side of the property is a block-paved driveway with double gates, allowing off-road parking for two/three vehicles. The driveway extends to the side of the property towards the detached garage and garden at the rear.

Rear Garden:

To the rear of the property is a generous garden, benefitting a paved seating area and a raised lawn with mature trees, shrubs and hedging throughout. The rear garden also benefits an external cold-water tap.

GARAGE

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

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - wreck.exactly.bump

AML DISCLOSURE:

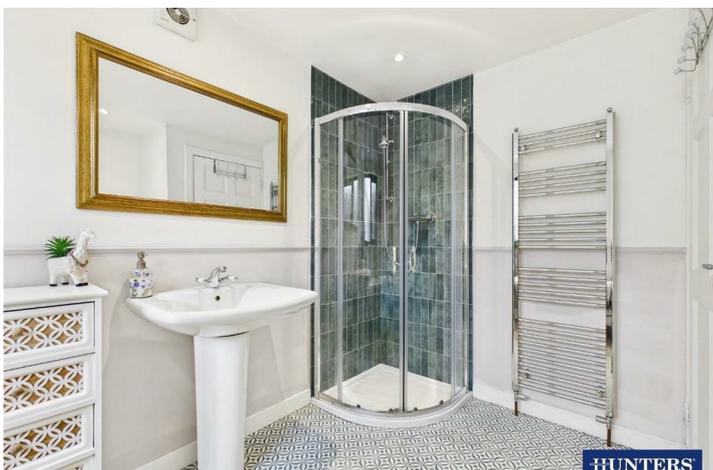
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

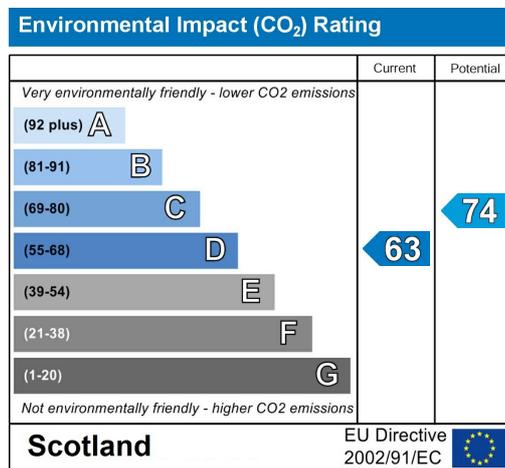
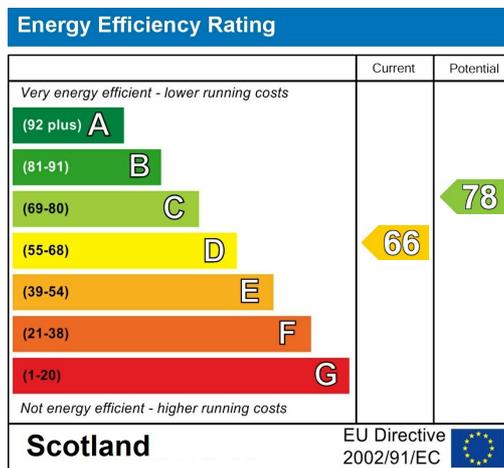
Floorplan







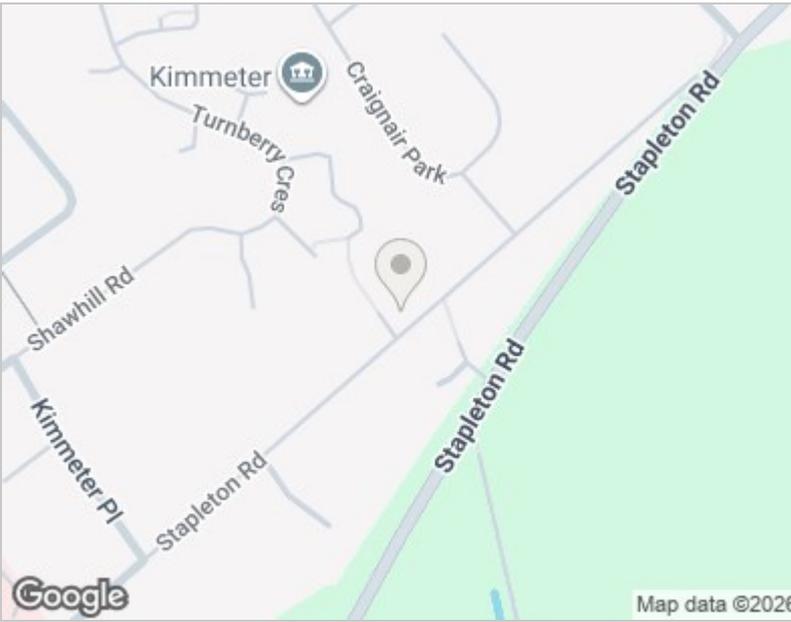
Energy Efficiency Graph



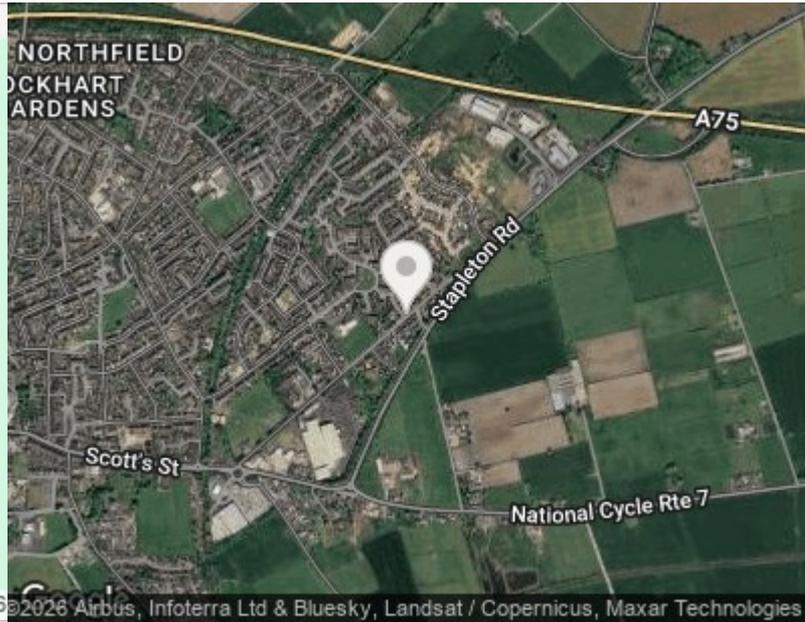
Viewing

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

Road Map



Hybrid Map



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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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