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Hecklegirth

Annan, DG12 6HN

Offers Over £325,000

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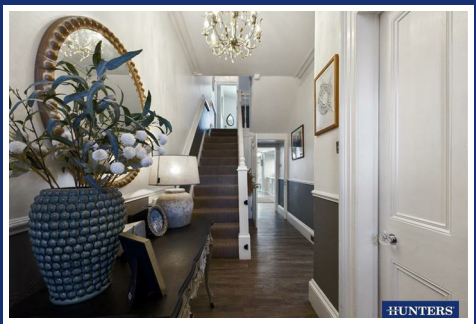
- Substantial and Imposing Sandstone Family Home
- Two Generous Reception Rooms, Both with Multi-Fuel Stoves and Bay-Windows
- Five Double Bedrooms (1 Attic) to the First and Second Floors
- Lawned Front Garden plus Low-Maintenance Rear Garden
- Substantial Driveway plus Large Detached Garage
- Immaculately Presented Throughout and Retaining a Wealth of Character
- Bespoke High-Specification Kitchen with Family Room including Bi-Folding Doors
- Ground Floor Bathroom plus First Floor Family Shower Room
- Six-Person Hot Tub with Pergola Over
- EPC - D

Tel: 01387 245898

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An outstanding example of a substantial sandstone family home, boasting an abundance of period charm, exceptional living space and luxurious contemporary finishes throughout. Lovingly maintained and thoughtfully upgraded by the current owners, this magnificent property is immaculately presented and offers beautifully appointed accommodation across three floors. The ground floor features two generous reception rooms, both with elegant bay windows and multi-fuel stoves, alongside a stunning bespoke '1909 in-frame' kitchen, complete with luxurious Silestone worksurfaces, integrated appliances and an impressive inset champagne sink. Flowing seamlessly from the kitchen is a wonderful family area, featuring a wood-burning stove, lantern window and bi-folding doors opening onto the rear garden, creating the ultimate space for family living and entertaining. Across the first and second floors are five spacious double bedrooms (1 Attic) and a stylish family shower room, complemented by a further bathroom on the ground floor. Externally, the property is equally impressive, with an attractive lawned front garden and a thoughtfully arranged, low-maintenance rear garden featuring a six-person hot tub beneath a pergola. A substantial driveway and large detached garage complete this exceptional home. Perfectly balancing traditional charm with contemporary luxury, this remarkable property simply must be viewed to be fully appreciated, contact Hunters today.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - D 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.

GROUND FLOOR:

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

HALLWAY
Internal doors to the living room, dining/sitting room and kitchen, radiator, and stairs to the first floor landing.

LIVING ROOM
Double glazed bay window to the front aspect, two radiators, recessed alcove cupboard with shelving above, and a fireplace with inset multi-fuel stove, surround and hearth.

DINING/SITTING ROOM
Double glazed bay window to the rear aspect, two radiators, and a fireplace with inset multi-fuel stove, surround and hearth.

KITCHEN & FAMILY ROOM
Kitchen Area:
An extensive '1909 In-Frame' fitted kitchen, comprising base, wall, drawer, tall and walk-in larder units with matching Silestone worksurfaces, upstands and splashbacks above. Two integrated electric NEFF slide-and-hide ovens, NEFF five-ring electric hob, extractor unit, integrated NEFF dishwasher, integrated BUSH washing machine, under-counter wine cooler, space with plumbing for an American-style fridge freezer, inset one-bowl stainless steel sink with mixer tap and worksurface draining grooves, inset champagne sink, recessed lighting, under-counter lighting, wall-mounted and enclosed gas boiler, and a double glazed window to the rear aspect.
Family Area:
Freestanding wood-burning stove with glass hearth, designer vertical radiator, recessed lighting, double glazed roof lantern window, double glazed bi-folding patio doors to the rear garden, and an internal door to the bathroom.

BATHROOM
Comprising a WC, pedestal wash basin, freestanding bathtub with hand shower attachment, and a wet-room style shower benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring, radiator with towel rail, recessed lighting, extractor fan, wall-mounted fan heater, and two obscured double glazed windows.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, stairs up to the second floor attic bedroom, internal doors to four bedrooms and family shower room, and a feature glazed skylight with inset lighting.

BEDROOM ONE
Double glazed bay window to the front aspect, two radiators, and a decorative fireplace.

BEDROOM TWO
Double glazed bay window to the rear aspect, radiator, and a decorative fireplace.

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

BEDROOM FOUR
Double glazed window to the rear aspect, radiator, and a decorative fireplace.

FAMILY SHOWER ROOM
Comprising a WC, vanity unit with inset wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, chrome towel radiator, recessed spotlight, extractor fan, and an obscured double glazed window.

SECOND FLOOR:

ATTIC BEDROOM
Stairs up from the first floor landing, four eaves-access points, and a double glazed Velux window. We have been advised the eaves can be utilised for storage.

EXTERNAL:
Front Garden & Parking:
To the front of the property is a lawned garden with mature borders of trees and shrubs, alongside a driveway which extends to the side of the property and includes double gates to the rear garden. The driveway can accommodate off-road parking for numerous vehicles.
Rear Garden:
To the rear of the property is a low-maintenance and enclosed garden, including a generous block-paved area which includes vehicular access to the garage, a large paved patio seating and entertaining area, and an additional private paved area which includes a six-person hot tub with pergola over. The rear garden includes ample external power sockets, lighting and both hot and cold external water taps.

DETACHED GARAGE
Electric roller garage door, pedestrian access door, power sockets, lighting, sink unit with both hot and cold water, and a wood-burning stove.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///dreams.landowner.income

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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


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Bathroom
6'8" x 10'3"
2.04 x 3.13 m
Kitchen & Family Room
33'6" x 9'8"
10.22 x 2.96 m
Hallway
2'8" x 3'0"
0.83 x 0.94 m
Dining/Sitting Room
13'6" x 12'2"
4.12 x 3.72 m
Hallway
20'0" x 6'7"
6.10 x 2.02 m
Living Room
17'11" x 14'2"
5.48 x 4.33 m
Vestibule
4'8" x 4'11"
1.44 x 1.51 m
Ground Floor Building 1
Bedroom Four
11'11" x 9'10"
3.64 x 3.00 m
Shower Room
6'11" x 6'9"
2.13 x 2.08 m
Bedroom Two
13'6" x 12'2"
4.14 x 3.72 m
Landing
4'7" x 2'11"
1.40 x 0.91 m
Bedroom Three
9'11" x 6'9"
3.03 x 2.08 m
Bedroom One
18'0" x 12'4"
5.51 x 3.76 m
Floor 1 Building 1
Attic Bedroom
16'0" x 13'11"
4.88 x 4.26 m
Floor 2 Building 1
Approximate total area(1)
1866 ft²
173.2 m²
Reduced headroom
90 ft²
8.4 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.
GIRAFFE360

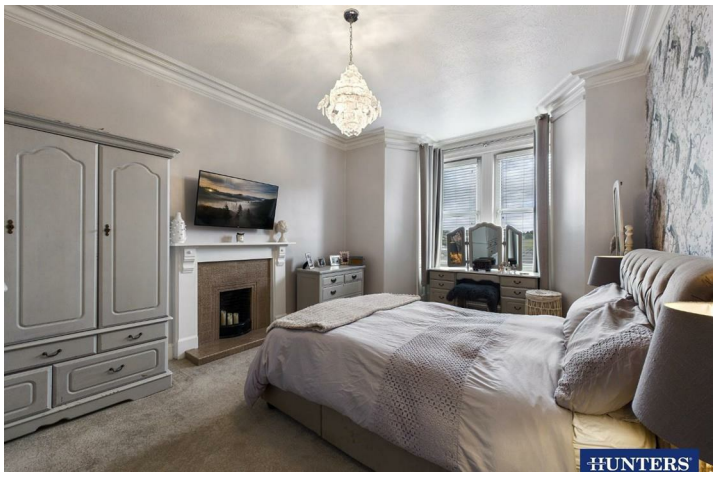

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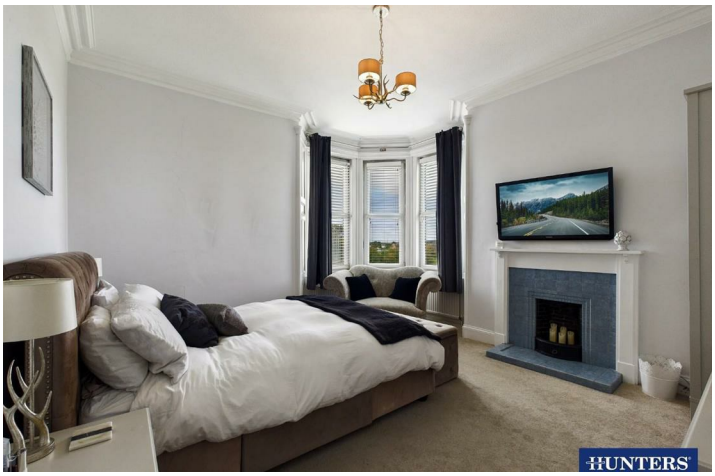

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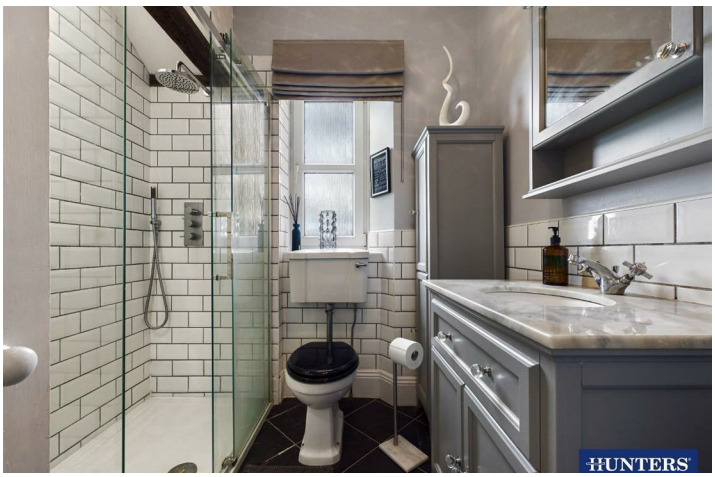

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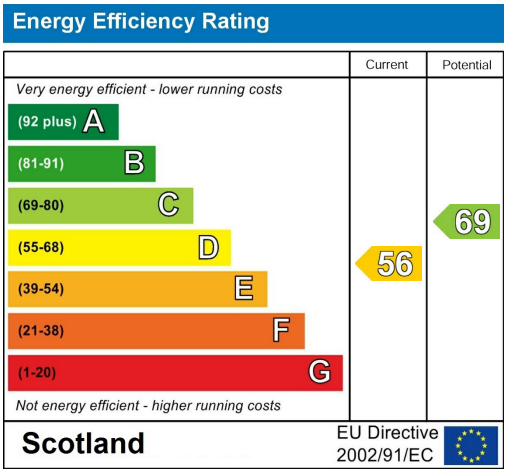

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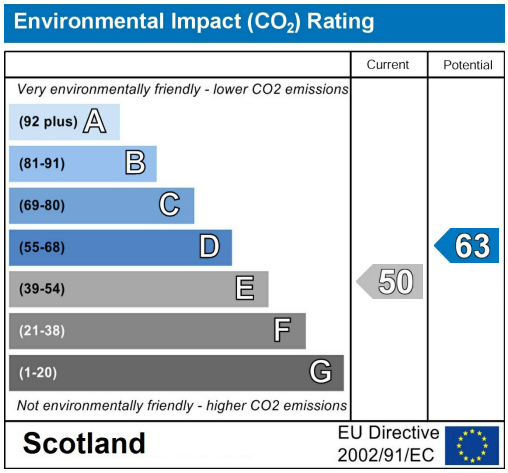

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Energy Efficiency Graph



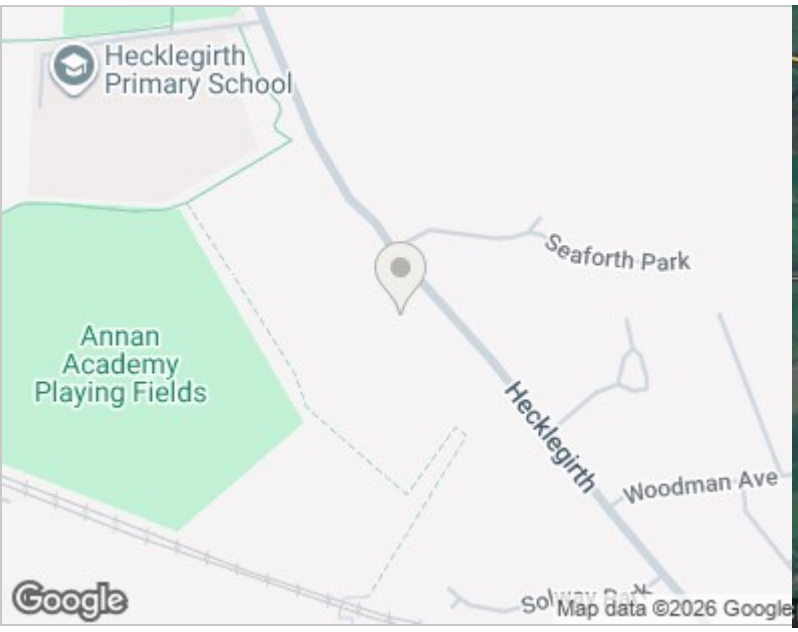


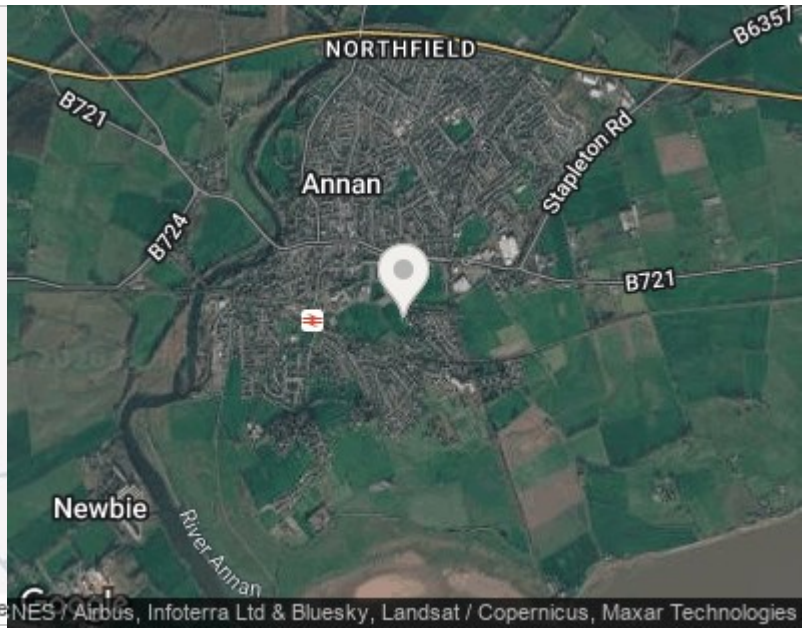
Viewing

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













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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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The Property Ombudsman