



20 Seaforth Park, Annan - DG12 6HX

Offers Over £275,000

C&D Rural

20 Seaforth Park, Annan, DG12 6HX

- Immaculately presented three-bedroom detached bungalow
- Sought-after and peaceful residential location
- Bright and spacious lounge with large windows
- Howdens kitchen with two-oven gas-fired Aga
- Integrated NEFF kitchen appliances
- Three generous bedrooms with built-in storage
- Modern family bathroom
- Fully boarded loft with power and lighting
- Single garage and ample off-street parking
- Finesse double glazed windows

This immaculately presented three bedroom detached bungalow offers an exceptional opportunity to acquire a stylish and comfortable home in one of Annan's most peaceful and desirable residential areas.

Council Tax band: D

Tenure: Freehold

EPC Rating - C

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The Accommodation

The property has been thoughtfully maintained and tastefully updated, providing a welcoming environment that combines modern convenience with timeless charm. Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home, featuring neutral décor, Amtico flooring and quality finishes throughout. The generously proportioned lounge is flooded with natural light from large windows, creating a bright and airy space ideal for both relaxing and entertaining guests.

The heart of the home is the impressive Howdens kitchen, which boasts a two oven gas-fired Aga (perfect for those who appreciate both form and function), with integrated NEFF appliances, fitted cabinetry, and plentiful workspace for culinary enthusiasts. Adjacent to the kitchen, a versatile dining area offers a perfect setting for family meals or more formal occasions.

The kitchen leads through to a rear lobby, providing access to the garden via a back door, as well as internal access to the single integral garage, offering secure storage or parking. Off the lobby is a utility room which is fitted with a range of Howdens units, including a 1.5 deep stainless steel sink, integrated automatic washing machine and a wc with a small sink attached.

Three well-appointed bedrooms provide comfortable accommodation, each with built-in storage and thoughtfully designed to maximise space and comfort. The principal bedroom benefits from a peaceful aspect, creating a restful retreat at the end of the day, while the remaining bedrooms are equally suited to family use, guest accommodation, or a home office as required. The modern family bathroom is fitted with a contemporary suite and quality fixtures, ensuring a luxurious start to every day.

Additional practical features include extensive off-street parking for multiple vehicles (ideal for families or those with visitors), and efficient Finesse windows, double glazing and central heating throughout, ensuring year-round comfort. The loft is fully boarded with a pull down loft ladder, power and lighting.



Location Summary

The property's location is a particular highlight, situated in a quiet, sought-after neighbourhood that provides a tranquil lifestyle while remaining within easy reach of Annan's excellent local amenities, schools, and transport links. This superb bungalow represents a rare opportunity to acquire a turn-key home in a prime setting, where every detail has been considered for ease of living and enjoyment. Early viewing is highly recommended to fully appreciate the quality, space, and exceptional setting this outstanding property has to offer.





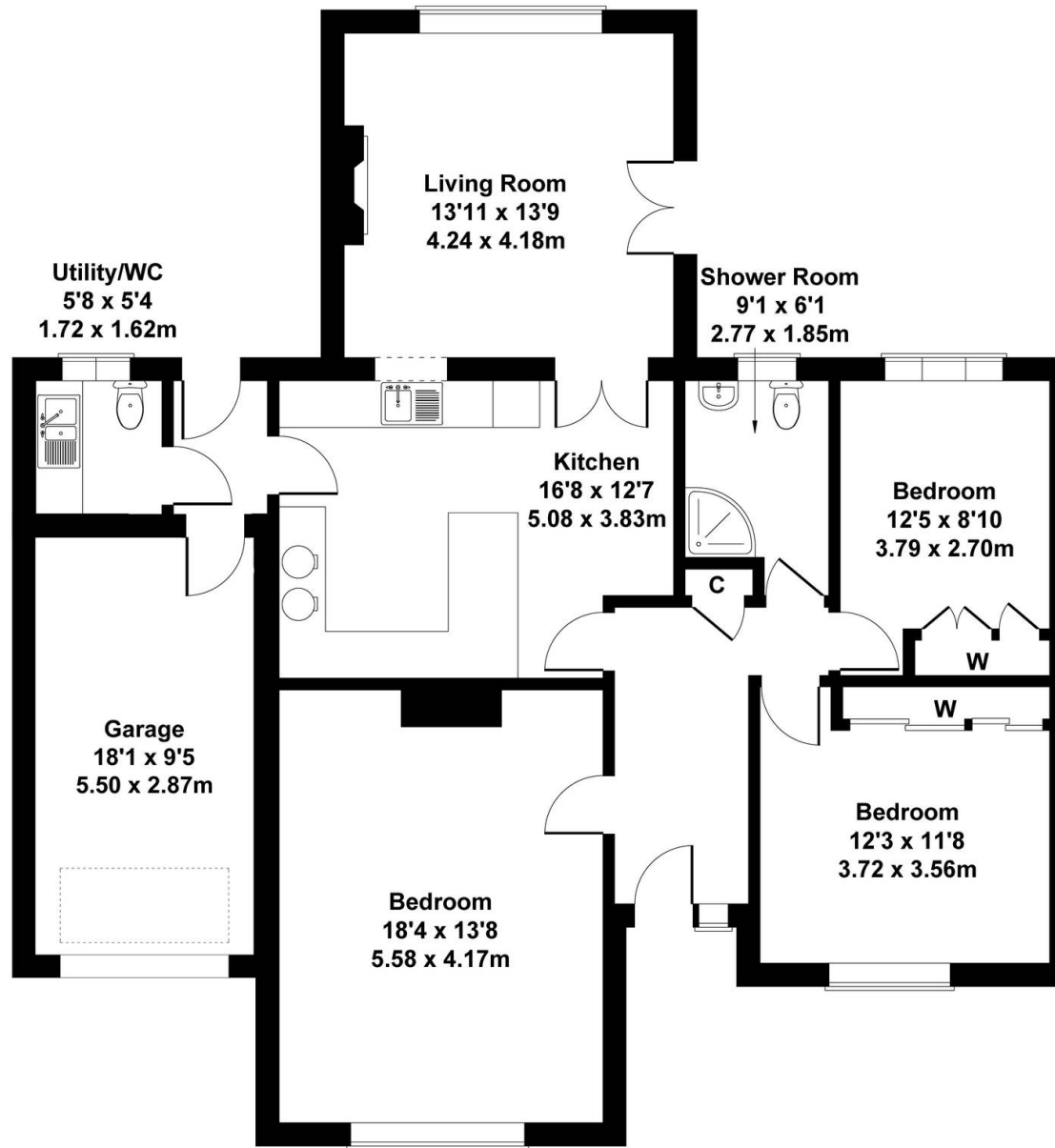






20 Seaforth Park

Approximate Gross Internal Area
1313 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2026
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General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are included in the sale. The intergrated NEFF dishwasher and fridge/freezer are also included along with the 10×8 garden shed situated outside. The outdoor Victorian lamp is excluded from the sale, as it the washing machine.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Viewings: Strictly be appointment with the sole selling agents.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.