



The Oaks, Annan Road

Eastriggs, Annan, DG12 6PA

Offers Over £310,000

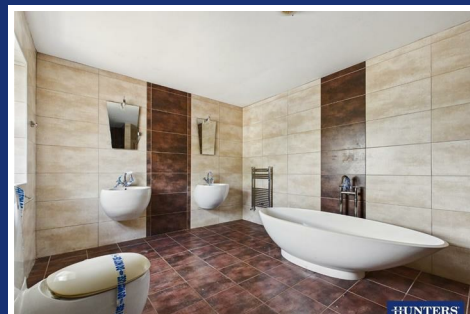


- No Onward Chain
- Modernisation and Improvement Required Throughout
- Striking Double-Door Entrance, Attractive Hallway and Feature Staircase
- Generous Kitchen Dining Room with Separate Utility Room
- Gardens and Ample Off-Road Parking for Multiple Vehicles
- Imposing Detached Family Home in Eastriggs
- Superb Potential to Create a Bespoke Residence
- Spacious Living Room plus Additional Sitting Room
- Five Bedrooms with Two En-Suites and a Substantial Family Bathroom
- EPC - C

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The Oaks is an impressive five-bedroom detached family home, offered to the market with no onward chain and presenting an exciting opportunity to acquire a substantial and imposing property in Eastriggs, with generous accommodation and outstanding potential. Requiring modernisation and improvement throughout, the property provides the perfect blank canvas for buyers looking to create a bespoke family residence tailored to their individual tastes and requirements. To the ground floor, a striking double-door entrance opens into an attractive hallway with a feature staircase, immediately showcasing the scale and grandeur of the home. The accommodation continues with a spacious living room, an additional sitting room, a generous kitchen dining room with separate utility room, and a bedroom with en-suite facilities, offering excellent flexibility for guests or multi-generational living. To the first floor are four further bedrooms, one of which benefits from an en-suite, together with a substantial family bathroom. The property is further complemented by underfloor heating to the ground floor, gas central heating and double glazing. Externally, The Oaks benefits from gardens and ample off-road parking for multiple vehicles, all set within a well-connected village location offering excellent access to both Annan and Gretna. A viewing is imperative to appreciate the space, potential and excellent opportunity, contact Hunters Annan today to schedule your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - G.

Eastriggs is a well-served and conveniently located village in Dumfries and Galloway, offering a strong range of everyday amenities alongside excellent transport connections. Within the village itself are local shops, a pre-school playgroup, primary school with nursery provision, a dispensing chemist, garden centre, vehicle servicing and repair facilities, beauty and hair salons, a bar and restaurant, and a selection of takeaways, all contributing to the village's practical day-to-day appeal. Eastriggs is also home to the popular Devils Porridge Museum, a well-regarded visitor attraction celebrating the area's fascinating First World War history. The village benefits from regular bus services connecting Dumfries, Annan, Gretna and Carlisle, while the nearby A74(M), A75 and M6 provide excellent road links, making the area highly accessible for commuters and those travelling further afield.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Double entrance doors from the front with double glazed side panel windows, internal double doors to the living room, internal single doors to the sitting room, kitchen dining room, utility room and bedroom one, and stairs to the first floor landing.

LIVING ROOM

Two double glazed windows to the front aspect, and a double glazed window to the side aspect.

SITTING ROOM

Double glazed window to the rear aspect.

KITCHEN DINING ROOM

Three double glazed windows to the rear aspect, two double glazed windows to the side aspect, and an external door to the rear garden.

UTILITY ROOM and WC/CLOAKROOM

Utility Room:

External door to the rear garden, internal door to the WC/cloakroom, wall-mounted gas boiler, electricity consumer unit, and the manifold for the ground-floor underfloor heating.

WC/Cloakroom:

Obscured double glazed window.

BEDROOM ONE with EN-SUITE

Bedroom One:

Two double glazed windows to the front aspect, internal door to the en-suite, and a walk-in wardrobe with lighting internally.

En-Suite:

Obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, walk-in cupboard with lighting internally, radiator, and a loft-access point.

BEDROOM TWO with EN-SUITE

Bedroom Two:

Two double glazed windows to the front aspect, internal door to the en-suite, walk-in wardrobe with lighting internally, and two radiators.

En-Suite:

Obscured double glazed window.

BEDROOM THREE

Two double glazed windows to the front aspect, walk-in wardrobe with lighting internally, and two radiators.

BEDROOM FOUR

Double glazed window to the rear aspect, walk-in wardrobe with lighting internally, and a radiator.

BEDROOM FIVE

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

FAMILY BATHROOM

Obscured double glazed window.

EXTERNAL:

Parking:

To the front of the property is a large shillied parking area, accessible from the road through double brick pillars. The shillied area extends to the side of the property with open-access through to the rear.

Rear Garden:

To the rear of the property is a good-sized garden area, with a small block-paved area accessible from both the kitchen dining room and utility room.

WHAT3WORDS:

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

AML DISCLOSURE:

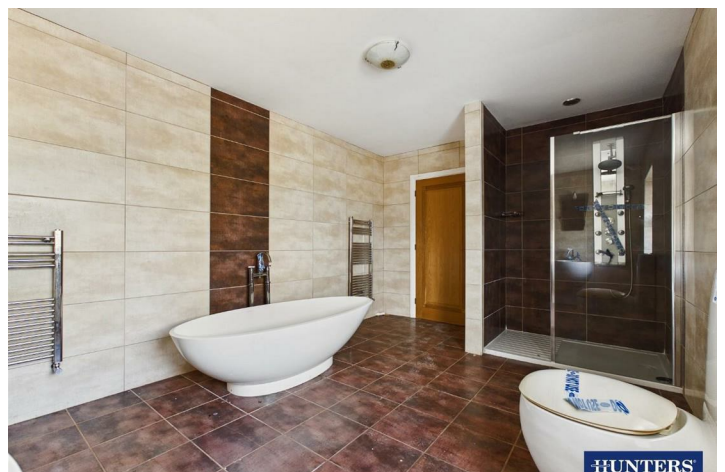
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

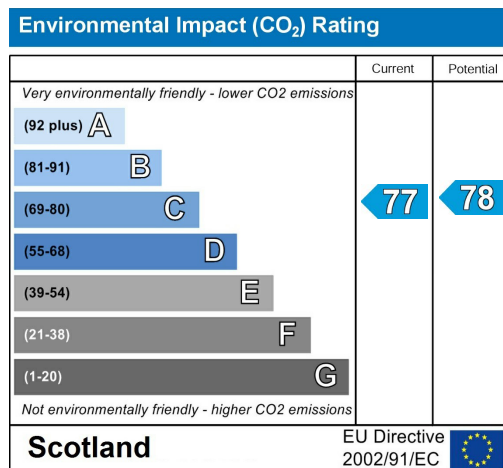
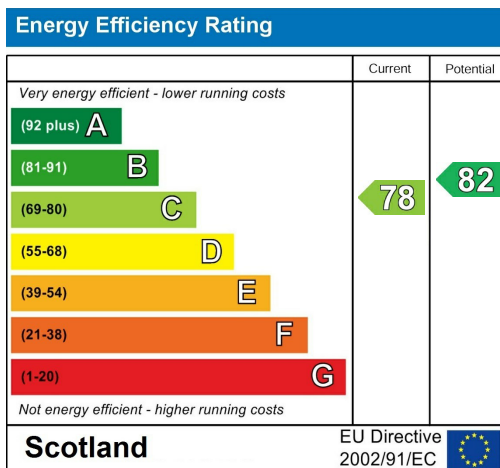
Floorplan







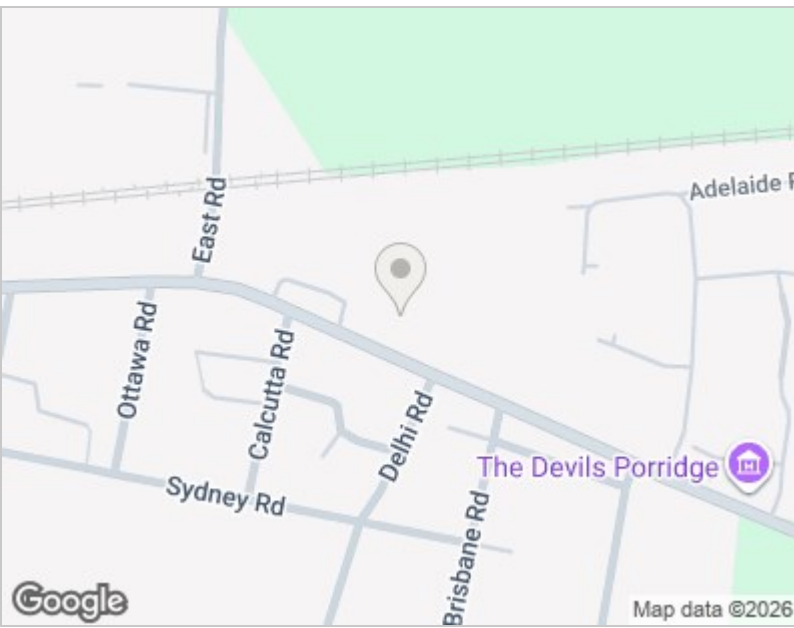
Energy Efficiency Graph



Viewing

Please contact our Annan 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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