



Hillend Gardens

Annan, DG12 6HQ

Offers Over £135,000



- Modern Mid-Terrace House with Exceptional Open-Field Views
- Nicely Presented with Scope to Personalise Further
- Contemporary Dining Kitchen with Excellent Storage
- Family Bathroom and Ground-Floor WC/Cloakroom
- Communal Parking Available
- Popular Residential Area of Annan
- Spacious Living Room with Feature Electric Stove
- Four Double Bedrooms
- Neatly Maintained Garden with Summerhouse
- EPC - C

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Enjoying impressive open views across neighbouring fields to the rear and playing fields to the side, this deceptively spacious four-bedroom mid-terrace house occupies a pleasant position within a popular residential area of Annan. Nicely presented throughout, the property offers generous and well-balanced family accommodation, while still providing excellent scope for the new owner to personalise the interiors over time. The ground floor comprises a spacious living room with a feature electric stove, together with a contemporary dining kitchen offering ample space for family dining and an excellent range of storage. A useful WC/cloakroom completes the ground floor, while upstairs there are four double bedrooms and a three-piece family bathroom. Externally, the neatly maintained rear garden provides an appealing, low-maintenance space in which to relax, play and entertain, complete with a handy summerhouse and a wonderful open-field backdrop. With communal parking also available, this is a highly appealing family home that combines space, practicality and an enviable open outlook.

Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

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:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and a low-level meter cupboard.

HALLWAY

Internal door to the living room, stairs to the first floor landing, radiator, and a double glazed window to the front aspect.

LIVING ROOM

Double glazed window to the rear aspect, radiator, electric stove, and an internal door to the dining kitchen.

KITCHEN

Contemporary fitted kitchen comprising a range of base and drawer units with matching worksurfaces and upstands above. Freestanding electric cooker, extractor unit, space with plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, one bowl sink with mixer tap and draining board, designer vertical radiator, walk-in larder cupboard with power socket and lighting internally, walk-in storage cupboard, double glazed window to the rear aspect, double glazed window to the side aspect, and an internal door to the rear hall.

REAR HALL

External door to the rear garden, internal door to the WC/cloakroom, and a radiator.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Radiator, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, recessed lighting, radiator, and a built-in cupboard with wall-mounted gas boiler internally.

BEDROOM ONE

Double glazed window to the rear aspect, double glazed window to the side aspect, and a radiator.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and recessed lighting.

BEDROOM THREE

Double glazed window to the front aspect, loft-access point, and a radiator. We have been advised the loft includes a pull-down ladder, part-boarding, and lighting internally.

BEDROOM FOUR

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

FAMILY BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bath benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Rear Garden:

To the rear of the property is a neatly maintained garden with beautiful open-field outlook. The garden features a neat lawn, paved seating area, detached summerhouse with two doors, and an external cold water tap.

Parking:

A communal carpark is located to the front of the property, allowing for residents parking.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///splinters.staining.plan](https://www.what3words.com/splinters.staining.plan)

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



(1) Excluding balconies and terraces.

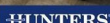
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

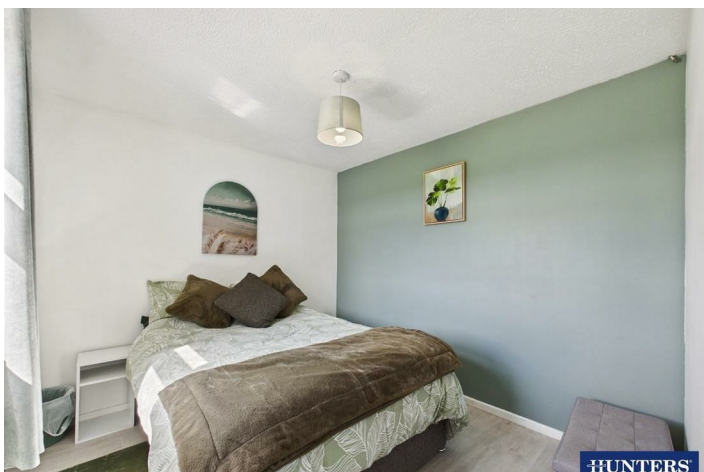
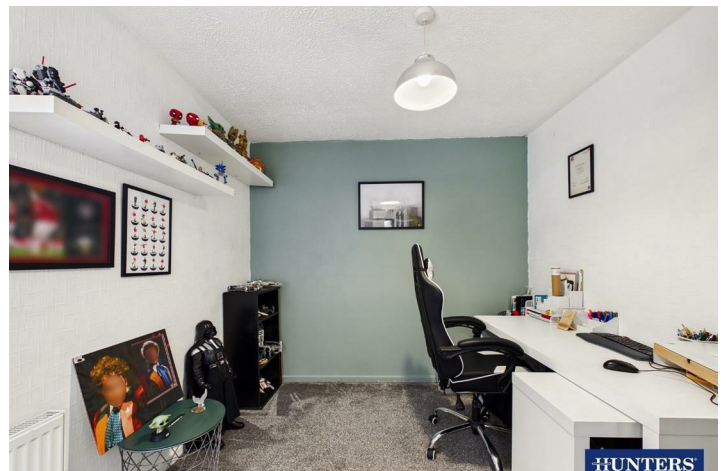
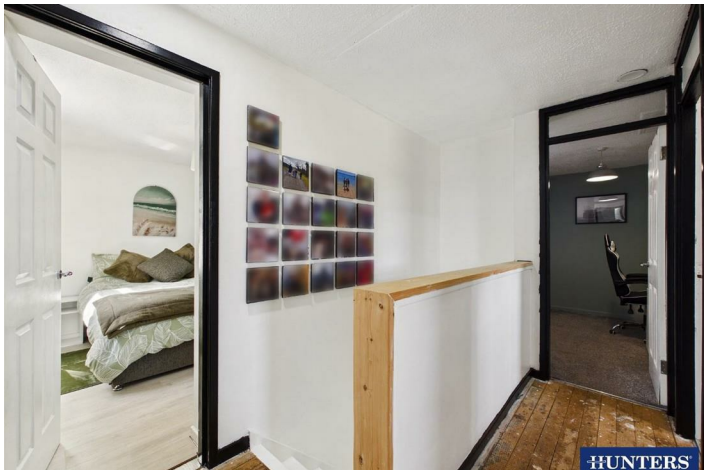
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Ground Floor



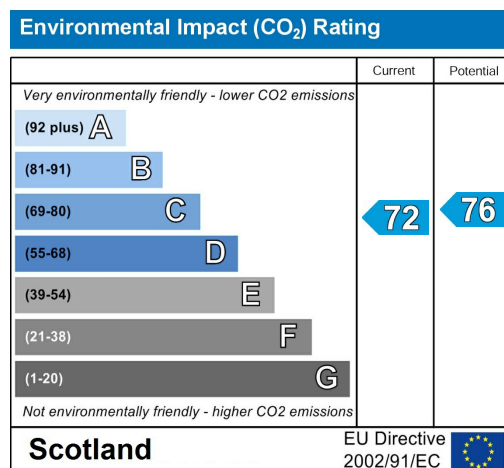
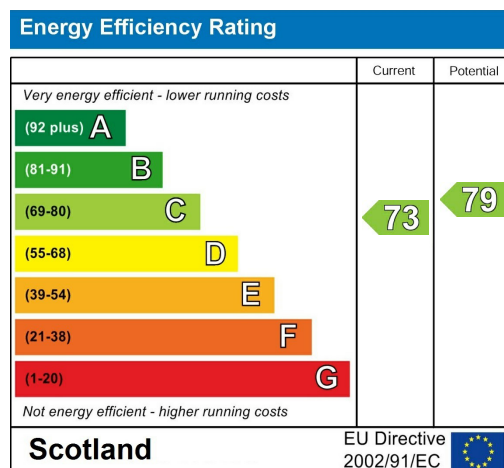
Floor 1







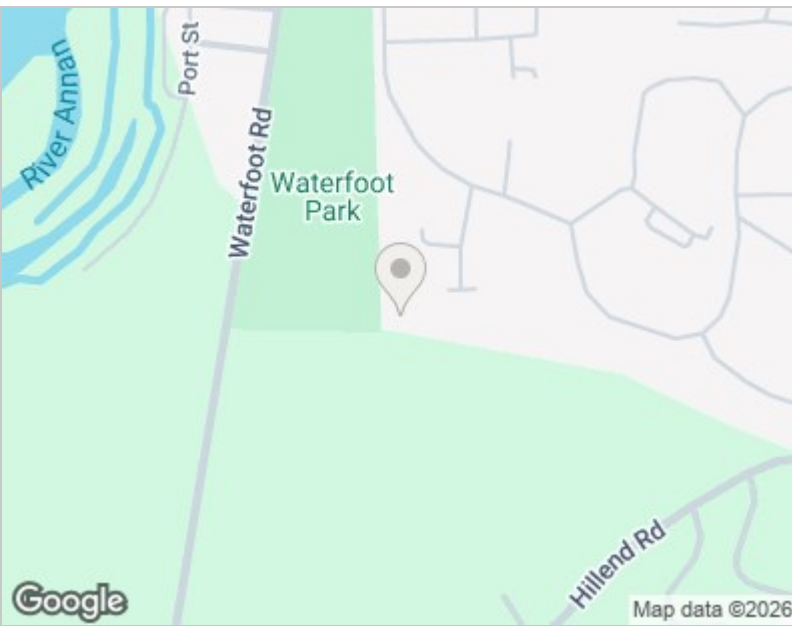
Energy Efficiency Graph



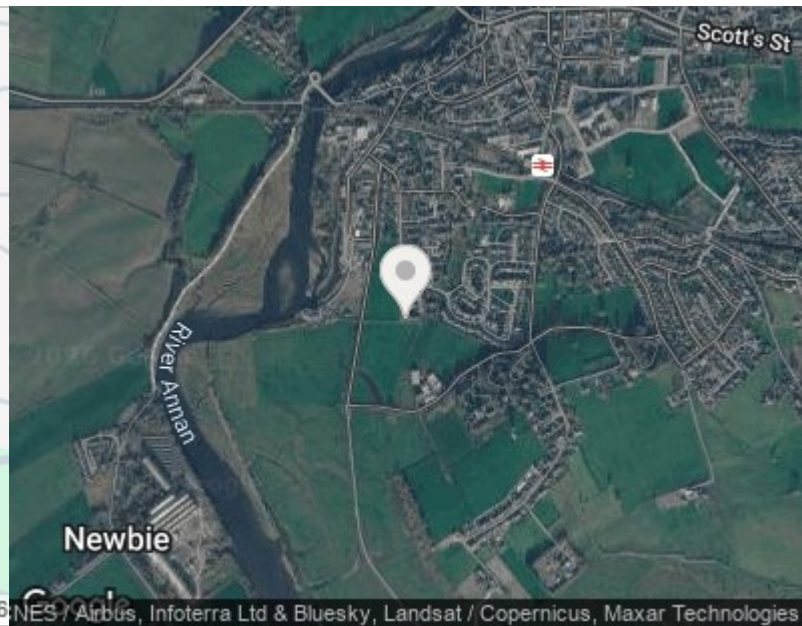
Viewing

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



HUNTERS
HERE TO GET *you* THERE

Tel: 01387 245898



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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