



Annan Road

Dumfries, DG1 3HE

Offers Over £215,000

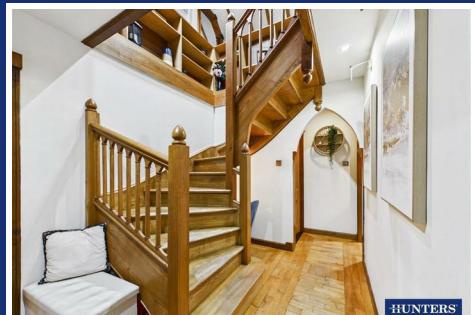


- Three-bedroom detached dormer-style home
- Contemporary fitted kitchen
- Substantial cellar with development potential
- Private enclosed family garden with raised decking
- Excellent location close to schools, shops & transport links
- Spacious lounge with wood-burning stove
- Three generous double bedrooms
- Planning application submitted for cellar conversion
- Driveway providing off-road parking
- EPC Rating: C

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Hunters Dumfries are pleased to present to the market this distinctive three-bedroom detached dormer-style home, occupying a particularly convenient position on Annan Road in Dumfries. Offering flexible accommodation across two levels, together with generous cellar space, private gardens and off-road parking, the property combines character, practicality and an exceptionally strong location for family life.

Internally, the accommodation comprises a welcoming entrance hallway with parquet flooring and a feature curved timber staircase, a spacious lounge with wood-burning stove and French doors opening onto the garden, contemporary fitted kitchen, ground-floor double bedroom and modern family bathroom. The first floor provides two further generous double bedrooms, while the substantial cellar extends beneath much of the property and offers excellent additional space. A planning application has also been submitted in relation to conversion of the cellar to a form of living accommodation, subject to all necessary approvals.

Externally, the property benefits from a private driveway, mature front garden, enclosed family garden with raised decking and a further rear garden area.

The location is a major attraction. Noblehill Primary School is only a short walk away, with Aldi also within approximately 100 metres. Dumfries High School can be reached in around ten minutes on foot, while the property sits on a main bus route providing straightforward access into Dumfries town centre and its wider range of shops, leisure facilities, services and amenities. This makes the property particularly well suited to families seeking convenience without sacrificing privacy and outdoor space.

Viewings are strictly by appointment only through Hunters Dumfries on 01387 245898.

EPC Rating: C

Entrance Hall

A welcoming entrance hallway featuring attractive parquet flooring and a distinctive curved timber staircase rising to the first floor. The hallway provides access to the ground-floor bedroom, lounge and accommodation towards the rear of the property, while also incorporating a useful area currently arranged as a home-office space.

Lounge/Diner

An impressive and beautifully presented lounge/dining room offering generous proportions and clearly defined areas for relaxing and dining. Attractive parquet flooring runs throughout, while exposed dark timber ceiling beams and matching timber detailing add considerable warmth and character.

A substantial exposed-brick fireplace forms a striking focal point, incorporating an inset wood-burning stove set on a tiled hearth beneath a chunky timber mantel. The brickwork continues upwards to create a distinctive chimney breast, complete with an attractive period-style cast-iron feature above.

Windows to both the front and side provide excellent natural light, while timber-framed French doors open directly onto the raised decking and enclosed family garden. Recessed ceiling spotlights complete this superb main reception space.

Kitchen

A beautifully presented contemporary kitchen fitted with an attractive range of dark navy/charcoal shaker-style wall and base units, complemented by contrasting brass-effect handles and warm timber-effect work surfaces. Modern dark metro-style tiled splashbacks complete the striking finish.

The kitchen incorporates a black composite single-bowl sink with integrated drainer and matt-black mixer tap, positioned beneath the rear-facing window. Integrated appliances include a built-in electric oven with electric hob above, with space for a freestanding fridge/freezer and additional appliance space.

Further features include recessed ceiling spotlights, herringbone-effect flooring and characterful exposed ceiling timbers painted white. A timber external door provides direct access to the rear of the property.

Family Shower Room

A well-appointed ground-floor shower room fitted with a generous walk-in shower enclosure with glazed sliding doors and wall-mounted shower, together with a low-level WC and distinctive countertop wash hand basin set upon an attractive traditional-style timber vanity unit.

The room features extensive wall tiling with contrasting decorative borders, tiled flooring and a chrome ladder-style heated towel rail. A rear-facing obscured-glass window provides natural light and privacy, with its timber surround continuing the characterful detailing found elsewhere within the property.

Ground Floor Bedroom

A well-proportioned double bedroom positioned to the front of the property, featuring laminate flooring, exposed ceiling timbers and recessed spotlights. A front-facing window provides natural light, with ample space for freestanding bedroom furniture.

Stairs to First Floor Landing

A particularly attractive curved timber staircase rises from the entrance hallway, forming an interesting architectural feature within the property. The staircase incorporates recessed bookcase/display-style areas, while a Velux window above provides excellent natural light as the staircase rises towards the upper level.

First Floor Landing

A carpeted first-floor landing providing access to both upper bedrooms. The character of the dormer-style accommodation is enhanced by exposed timber detailing, with additional natural light provided from the Velux above the staircase.

Master Bedroom

An impressive and generously proportioned principal double bedroom, with the distinctive pitched roofline enhanced by extensive exposed timber rafters and framing. The proportions comfortably accommodate a large double bed together with substantial freestanding bedroom furniture while retaining excellent floor space.

A side-facing window provides natural light, complemented by recessed ceiling spotlights, while a section of exposed brickwork provides an additional character feature. The room is finished with carpeted flooring.

Bedroom Three

A further well-proportioned double bedroom positioned on the first floor, featuring the characterful exposed timber detailing found throughout the upper accommodation. A side-facing window provides natural light, with the room offering ample space for bedroom furniture.

Cellar

An exceptionally substantial cellar extending beneath the full footprint of the property, providing an impressive amount of additional space with power and lighting already in place. The open layout is divided by structural support pillars and incorporates a dedicated log-storage area, providing convenient storage for the wood-burning stove above.

The current owners have submitted a planning application seeking permission to convert the cellar into additional living accommodation. No planning permission has yet been granted, and any future conversion remains subject to the appropriate approvals and consents.

Subject to permission, its scale could lend itself to a wide variety of uses, potentially including self-contained ancillary accommodation, a home gym, games room, home-working space or additional family accommodation.

Rear Garden

A pathway extends from the driveway around the rear of the property, with steps rising alongside an attractive sandstone retaining wall. The area benefits from outside power and lighting together with an outside tap.

Family Garden Area

A private and enclosed family garden positioned to the side of the property, designed for ease of maintenance with artificial lawn and fenced boundaries. French doors from the lounge/dining room open directly onto a raised timber deck, creating an excellent outdoor seating and entertaining area with a natural connection to the main living accommodation. Gated access is also provided towards the front.

Driveway

Double timber gates open onto a private gravelled driveway providing comfortable off-road parking for approximately two vehicles, with potential to accommodate a third smaller vehicle depending on vehicle size. The driveway extends alongside the property and provides access to the lower cellar level.

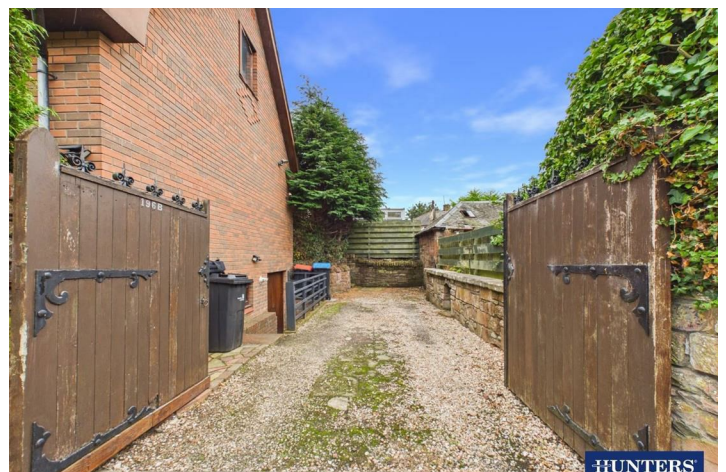
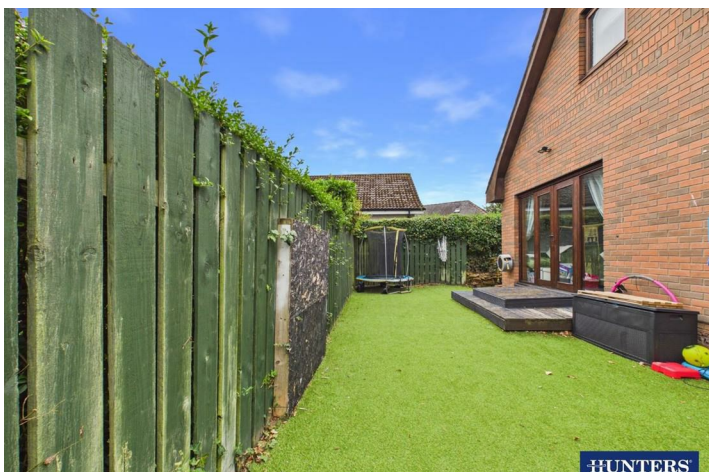
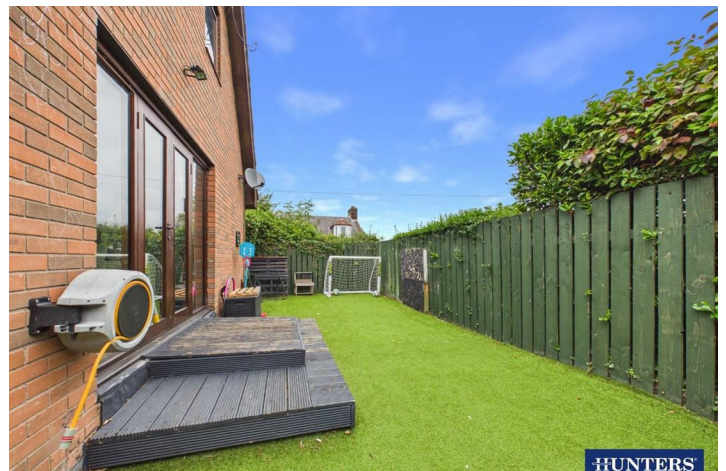
An unusual character feature is the arched cast-iron surround inset within the sandstone boundary wall, incorporating a centrally positioned outside tap against a brick backdrop.

Front Garden

The front of the property enjoys an excellent degree of privacy and seclusion, with mature bushes and established shrubs providing substantial screening. Steps rise from the driveway to a pathway leading towards the main entrance.

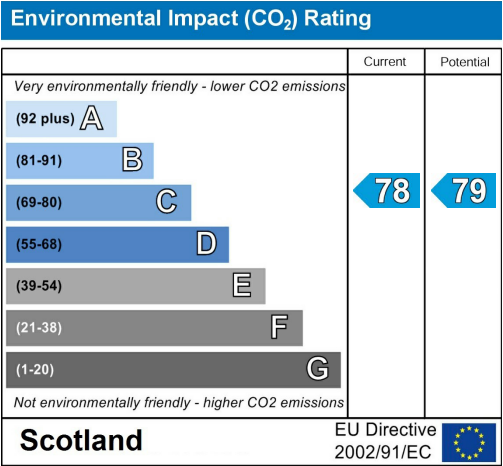
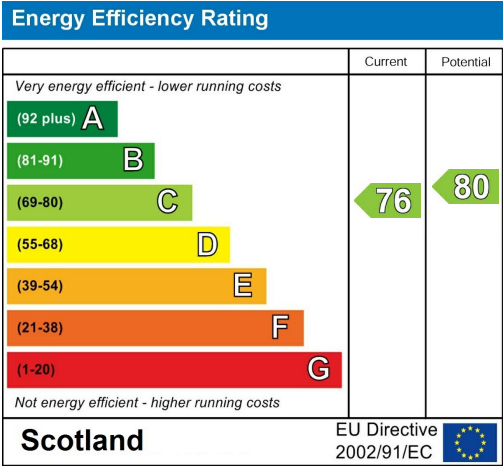
Floorplan







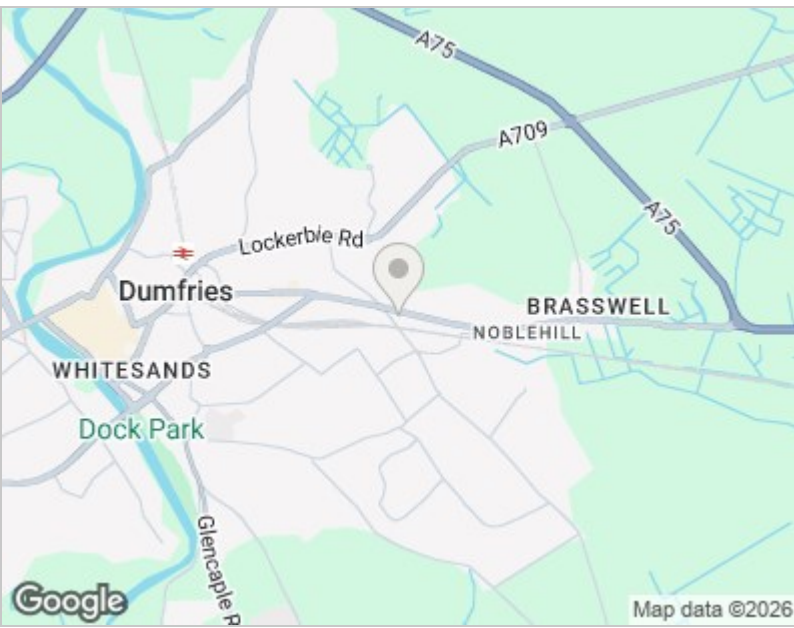
Energy Efficiency Graph



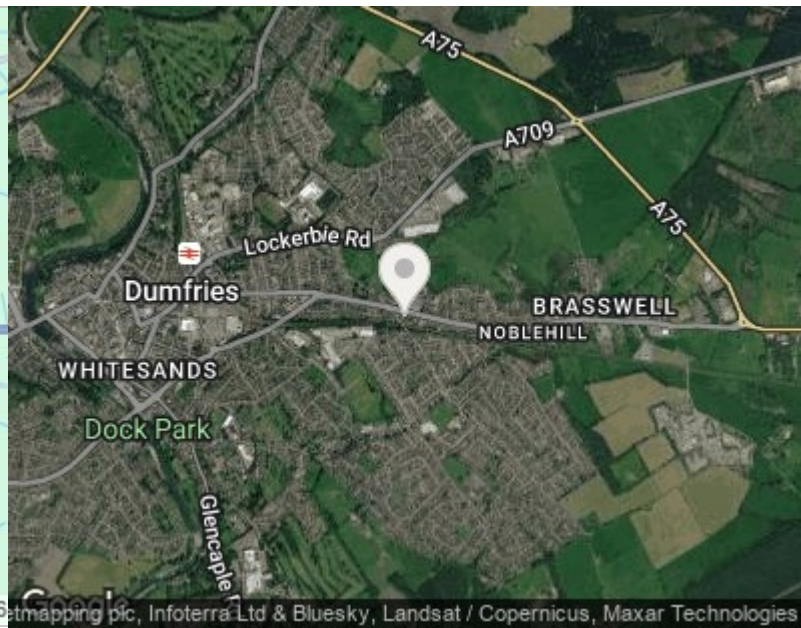
Viewing

Please contact our Hunters Dumfries 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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