HUNTERS®

HERE TO GET *you* THERE



Longmeadow Avenue

Annan, DG12 6HD

Offers Over £75,000

1 1 1 D

- Nicely Presented One Bedroom Semi-Detached Bungalow
- Pleasant Position within a Popular Residential Area of Annan
- Spacious Double Bedroom with In-Built Wardrobe
- Enclosed and Fully-Paved Rear Garden
- Residents Parking Available
- Easy-Maintenance Home, Ideal for Mature Purchasers and Later-Life Living
- Spacious Living Room plus Dining Kitchen
- Upgraded Shower Room with Wet-Room Style Shower Enclosure
- Communal Lawned Garden to the Front
- EPC - D

Tel: 01387 245898

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Nicely presented throughout, this attractive one-bedroom semi-detached bungalow offers an excellent opportunity for mature purchasers and those seeking comfortable, easy-maintenance accommodation ideally suited to later-life living. Enjoying a pleasant position within a popular residential area of Annan, the property benefits from a lovely outlook over well-maintained communal lawned gardens to the front. Internally, the accommodation is thoughtfully arranged and includes a spacious living room, a fitted kitchen with space for dining furniture, a generous double bedroom with built-in wardrobe storage, and an upgraded shower room featuring a contemporary wet-room style shower. Externally, the property enjoys an enclosed, fully paved rear garden, providing a private and low-maintenance outdoor space, whilst residents' parking adds further convenience. Combining nicely maintained accommodation, practical single-storey living and an appealing residential setting, this delightful bungalow is an ideal choice for those looking to downsize or enjoy a more manageable home. A viewing comes highly recommended.

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

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:

HALLWAY
Entrance door from the front, internal doors to the living room, dining kitchen, bedroom one and shower room, radiator, in-built cupboard with wall-mounted gas boiler internally, and a second walk-in cupboard with lighting and loft-access point internally.

LIVING ROOM
Two double glazed windows with front outlook, radiator, and a gas fire (currently disconnected).

DINING KITCHEN
Fitted base and wall units with worksurfaces and tiled splashbacks above. Freestanding gas cooker, space with plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with draining board, radiator, extractor fan, internal door to the rear hall, double glazed window with front outlook, and a double glazed window with rear outlook.

REAR HALL
External door to the rear garden, fitted base unit with worksurface above, and fitted shelving.

BEDROOM ONE
Double glazed window with rear outlook, radiator, and an in-built wardrobe with double doors.

SHOWER ROOM
Comprising a WC, pedestal wash basin, and a walk-in shower enclosure with electric shower unit. Part-boarded walls, chrome towel radiator, extractor fan, and an obscure double glazed window.

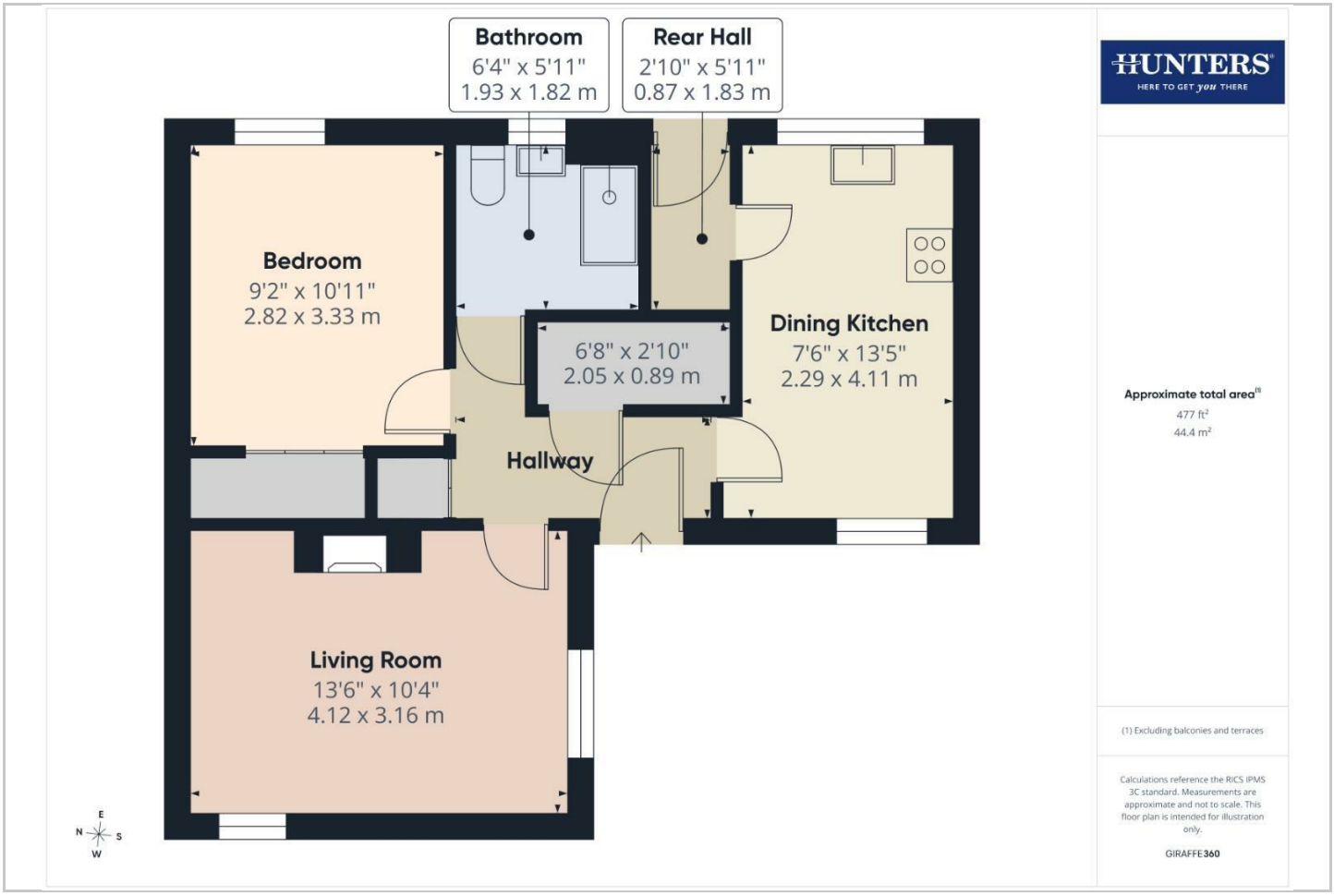
EXTERNAL:
Front Garden & Parking:
To the front of the property is a small gravelled garden area, with paved pathway and gate leading from the front. Additionally, located directly in front of the property is a lawned communal garden, with residents parking available within close proximity.
Rear Garden:
To the rear of the property is an enclosed and fully-paved rear garden, benefitting a drying area, external cold water tap, and an access gate to the side pathway.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///takes.retailing.shuttle

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


Bathroom
6'4" x 5'11"
1.93 x 1.82 m
Rear Hall
2'10" x 5'11"
0.87 x 1.83 m
Bedroom
9'2" x 10'11"
2.82 x 3.33 m
6'8" x 2'10"
2.05 x 0.89 m
Dining Kitchen
7'6" x 13'5"
2.29 x 4.11 m
Hallway
Living Room
13'6" x 10'4"
4.12 x 3.16 m
N
E
S
W
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HERE TO GET you THERE
Approximate total area(1)
477 ft²
44.4 m²
(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.
GIRAFFE360


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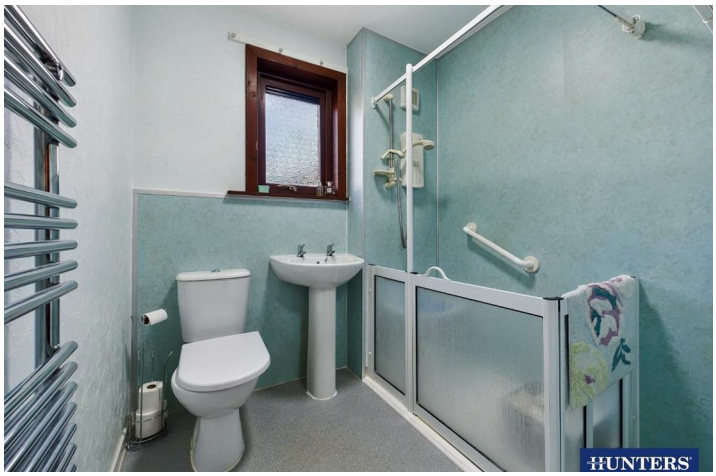

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BREAD









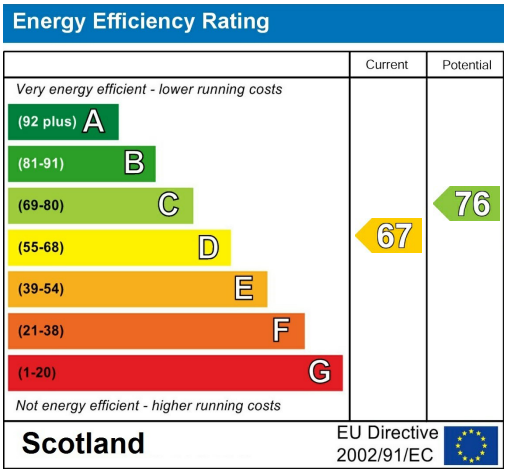


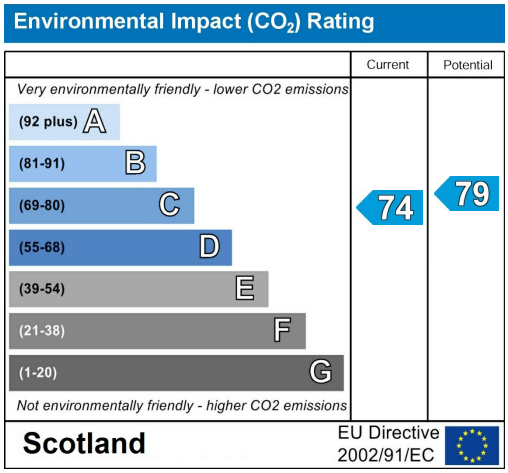






Energy Efficiency Graph

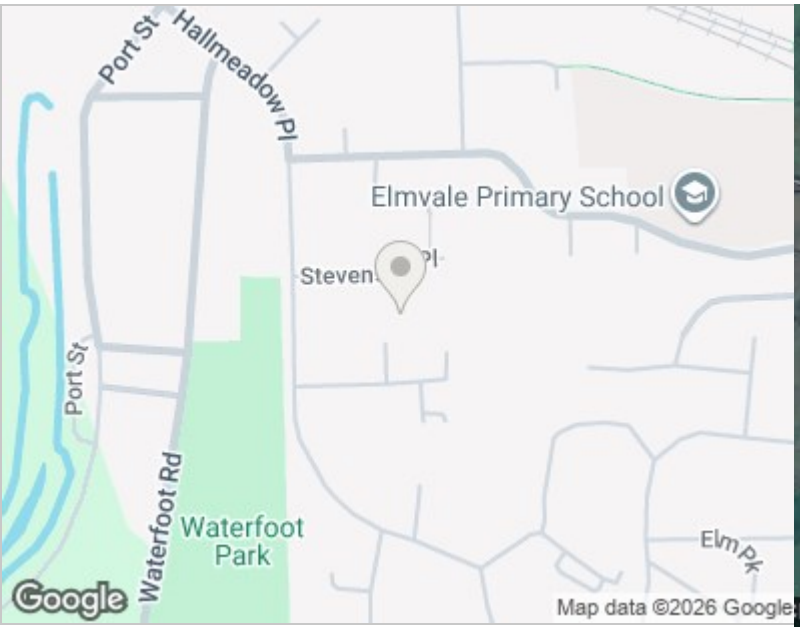




Viewing

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.

Bridgend High St, Dumfries, Annan, DG12 6AG
Tel: 01387 245898 Email: annan@hunters.com
www.hunters.com

The Property Ombudsman