



## Craignair Park

Annan, DG12 6ND

Offers Over £275,000



- Substantial Detached Bungalow in a Cul-De-Sac Setting
- Living Room with Wood-Burning Stove, Dining Room and Bright Conservatory
- Three Double Bedrooms, Master with En-Suite
- Beautifully Appointed and Landscaped Rear Garden
- Solar PV Panels for Added Efficiency and Income
- Excellent Presentation and Specification Throughout
- Contemporary Kitchen with Adjoining Utility Room
- Well Appointed Four-Piece Family Bathroom
- Off-Street Parking plus Integral Garage with Workshop
- EPC - C

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Property launch on Tuesday 11th August between 3pm - 4:30pm, please contact Hunters to schedule your private viewing.

Occupying a peaceful cul-de-sac position, this substantial three-bedroom detached bungalow offers spacious, beautifully presented accommodation finished to an excellent specification throughout. The well-balanced layout includes a generous living room with a wood-burning stove creating a warm and inviting focal point, a separate dining room and a bright conservatory with a solid roof, providing a versatile space that can be enjoyed comfortably throughout the year. The contemporary fitted kitchen is complemented by a practical adjoining utility room, while all three bedrooms are well-proportioned doubles, including an impressive master bedroom with en-suite facilities. A stylish four-piece family bathroom completes the internal accommodation. Outside, the beautifully landscaped rear garden has been thoughtfully designed to provide an attractive and private setting for relaxing and entertaining. Ample off-street parking and an integral garage with a useful workshop area offer excellent storage and versatility, while solar PV panels further enhance the property's efficiency and provide the benefit of an additional income stream. Combining generous proportions, excellent presentation and a highly desirable setting, this superb bungalow is ready to move straight into and enjoy, a viewing is imperative to appreciate.

#### Utilities, Services & Ratings:

Gas Central Heating, Solar Panels, and Double Glazing Throughout.

EPC - C and Council Tax Band - F.

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.

Tel: 01387 245898

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front with an obscured double glazed side panel window, and an internal door to the hallway.

### HALLWAY

Internal doors to the living room, dining room, kitchen, three bedrooms and family bathroom, radiator, built-in cupboard with mirrored sliding doors, and an additional cupboard with double doors.

### LIVING ROOM

Double glazed window to the front aspect, radiator, feature wood-burning stove, and a double glazed sliding patio door to the conservatory.

### CONSERVATORY

Double glazed windows, double glazed patio doors to the rear garden terrace, two radiators, and tiled flooring.

### DINING ROOM

Double glazed patio doors to the rear garden terrace, and a radiator.

### KITCHEN

Contemporary fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, five-ring electric hob, extractor unit, integrated under-counter fridge, space for a tumble dryer, one and a half bowl sink with mixer tap and draining board, recessed lighting, tiled flooring, radiator, internal door to the utility room, external door to the rear garden, double glazed window to the side aspect, and a double glazed window to the rear aspect.

### UTILITY ROOM

Contemporary fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated under-counter freezer, space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap and draining board, wall-mounted gas boiler, tiled flooring, loft-access point, two double glazed windows to the rear aspect, and a built-in cupboard with double doors. We have been advised the loft includes the inverter units for the solar panels.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator, two built-in wardrobes with double doors, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a corner shower enclosure with electric shower unit. Part-tiled walls, tiled flooring, radiator, extractor fan, and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, and two built-in wardrobes with mirrored sliding doors.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and a built-in wardrobe with mirrored sliding doors.

### FAMILY BATHROOM

Four piece suite comprising a WC, two pedestal wash basins, bathtub, and a shower enclosure with mains shower unit. Part-tiled walls, tiled flooring, radiator, recessed lighting, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Driveway:

To the front of the property is a generous tarmac driveway and front garden, allowing ample space for off-road parking, pots and planters. Access from the driveway into the integral garage, along with an access gate and pathway to the side of the property to the rear garden.

Rear Garden:

To the rear of the property is an enclosed and beautifully appointed garden, benefitting from a neat lawn with established colourful borders, a paved seating area, and a paved terrace area accessible from the dining room and conservatory. Additionally, the rear garden benefits an external cold water tap positioned on the rear elevation, a timber garden shed, and two log-stores.

### INTEGRAL GARAGE & WORKSHOP

Garage:

Electric roller garage door, power sockets, lighting, cold-water tap, and an internal door to the workshop.

Workshop:

Power sockets, lighting, and an external door to the side path.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///presuming.zeal.timer](#)

### AML DISCLOSURE:

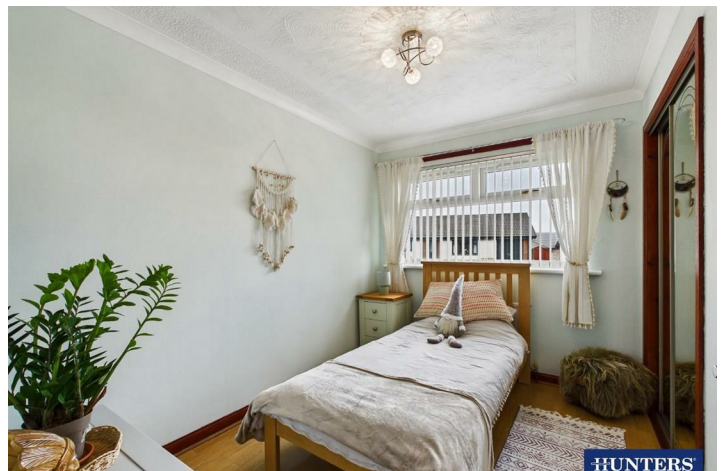
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

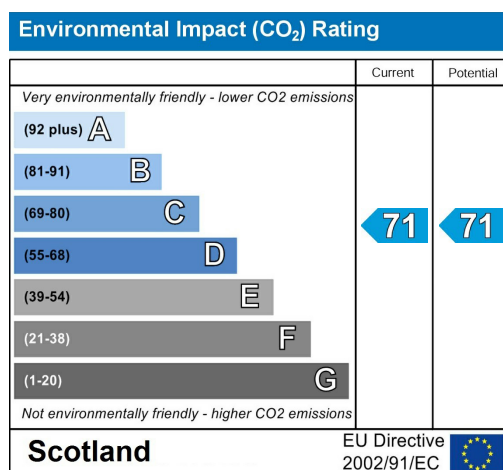
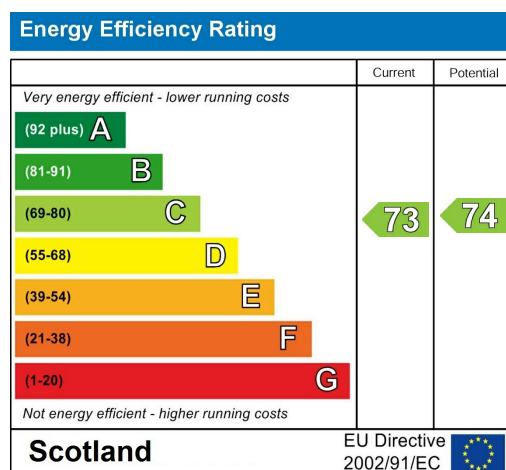
Floorplan







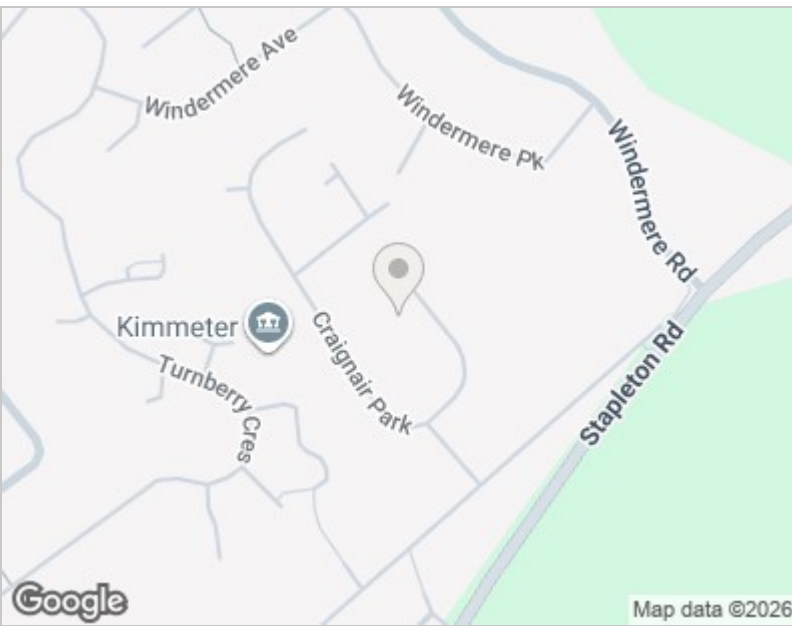
## Energy Efficiency Graph



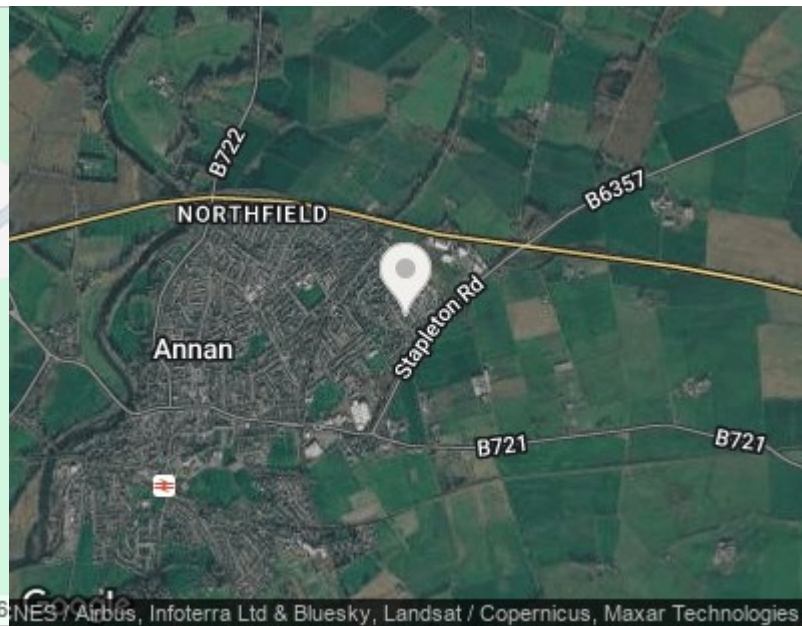
## Viewing

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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