

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



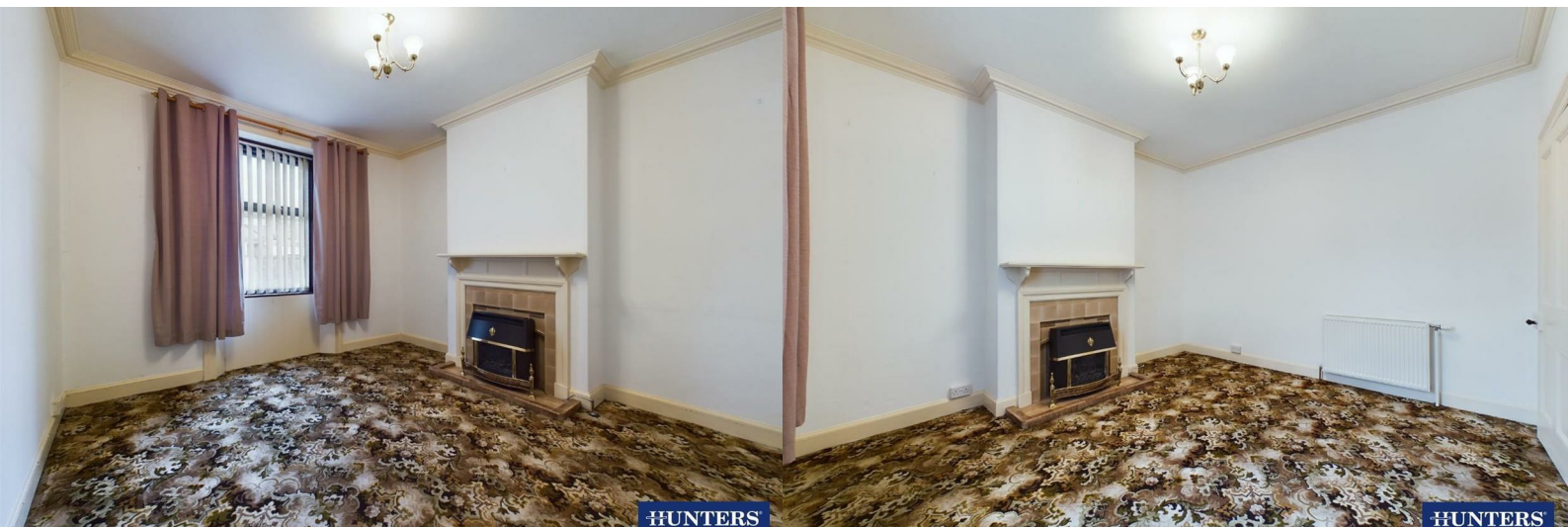
## Moat Road

Annan, DG12 5DE

Offers Over £72,000



Council Tax: B



# 37 Moat Road

Annan, DG12 5DE

Offers Over £72,000



## ENTRANCE HALL

3'5" x 3'2" (1.04m x 0.97m)

Entrance door from the front, internal door to the hallway and tiled flooring with wipe-mat.

## HALLWAY

Internal doors to the living room and dining room, stairs to the first floor landing and a radiator.

## LIVING ROOM

13'1" x 11'11" (3.99m x 3.63m)

Double glazed window to the front aspect, radiator and a fireplace. Measurements to the maximum points.

## DINING ROOM

13'1" x 11'1" (3.99m x 3.38m)

Double glazed window to the rear aspect, radiator, fireplace, built-in display cabinet with double doors, internal sliding door to the kitchen and an under-stairs cupboard with shelving and lighting internally.

## KITCHEN

11'0" x 7'0" (3.35m x 2.13m)

Two double glazed windows to the rear aspect and an external door to the rear yard.

## LANDING

Split-level landing with stairs up from the ground floor, internal doors to two bedrooms, bathroom and WC, loft access point and a double glazed Velux window.

## BEDROOM ONE

14'6" x 13'1" (4.42m x 3.99m)

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

## BEDROOM TWO

13'2" x 10'0" (4.01m x 3.05m)

Double glazed window to the rear aspect and radiator.

## BATHROOM

7'6" x 7'3" (2.29m x 2.21m)

Two piece suite comprising a pedestal wash hand basin and bath with hand shower attachment. Part-tiled walls, radiator, obscured double glazed window and a fitted cupboard housing the wall-mounted gas boiler.

## WC

3'9" x 3'1" (1.14m x 0.94m)

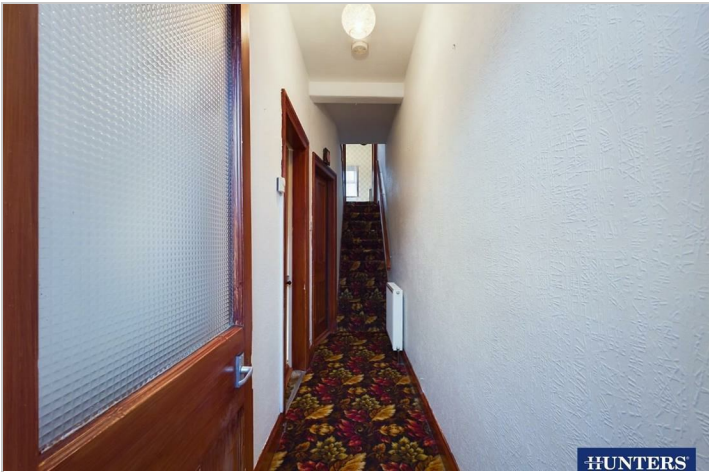
WC and an obscured double glazed window.

## EXTERNAL

To the rear of the property is a low-maintenance yard area, benefitting a hardstanding area directly outside the kitchen, a raised paved seating area with border and a brick outbuilding. The rear yard area is separated in two by a shared pathway which allows access back to the front of the property. On-street parking to the front.

## WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - massaged.nozzle.canines



## Road Map



## Hybrid Map



## Terrain Map



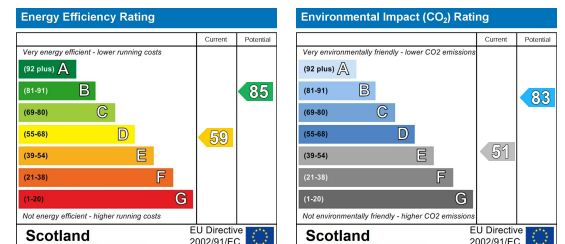
## Floor Plan



## Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.