

HUNTERS[®]

HERE TO GET *you* THERE



The Rand

Eastriggs, Annan, DG12 6NN

Offers Over £110,000



- No Onward Chain
- Bright Neutral Décor Throughout
- Newly Fitted Kitchen & Bathroom
- Enclosed Rear Garden including a Large Lawn
- Ideal for First-Time Buyers, Young Families & Investment Landlords

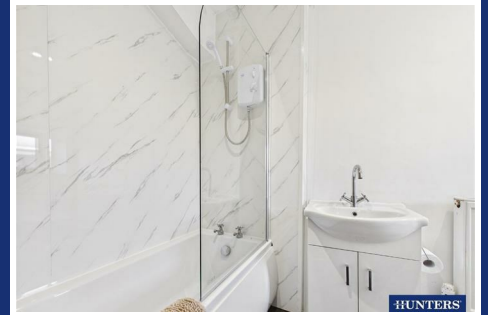
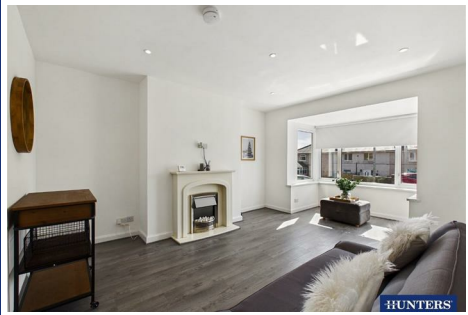
- Modernised Mid-Terraced House
- Spacious Bay-Fronted Living Room with Electric Fire
- Three Bedrooms
- Low-Maintenance Front Garden
- EPC - D

Tel: 01387 245898

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NO CHAIN - This recently renovated three-bedroom mid-terraced house is ideally situated in Eastriggs and offers a move-in ready home that will appeal to first-time buyers, growing families, and buy-to-let investors alike. The property benefits from a newly fitted kitchen and bathroom, together with bright, neutral décor throughout, creating a fresh and welcoming feel. Accommodation includes a spacious bay-fronted living room, a contemporary fitted kitchen, a modern three-piece bathroom, and three bedrooms. Outside, there is a generous rear garden providing plenty of space for entertaining, children to play, or simply relaxing, along with a low-maintenance front garden for added convenience. Early viewing is highly recommended.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

Eastriggs is a well-served and conveniently located village in Dumfries and Galloway, offering a strong range of everyday amenities alongside excellent transport connections. Within the village itself are local shops, a pre-school playgroup, primary school with nursery provision, a dispensing chemist, garden centre, vehicle servicing and repair facilities, beauty and hair salons, a bar and restaurant, and a selection of takeaways, all contributing to the village's practical day-to-day appeal. Eastriggs is also home to the popular Devils Porridge Museum, a well-regarded visitor attraction celebrating the area's fascinating First World War history. The village benefits from regular bus services connecting Dumfries, Annan, Gretna and Carlisle, while the nearby A74(M), A75 and M6 provide excellent road links, making the area highly accessible for commuters and those travelling further afield.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, recessed lighting, and stairs to the first floor landing.

LIVING ROOM

Double glazed bay window to the front aspect, radiator, fireplace with electric fire, recessed lighting, internal door to the kitchen, and an under-stairs cupboard.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space with plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, recessed lighting, radiator, opening to the rear hall, and a double glazed window to the rear aspect.

REAR HALL

Recessed lighting, internal door to the bathroom, and an external door to the rear garden.

BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bath with electric shower over. Part-boarded walls, radiator, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms, loft-access point, and recessed lighting.

BEDROOM ONE

Double glazed window to the front aspect, radiator, recessed lighting, and a built-in cupboard.

BEDROOM TWO

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

BEDROOM THREE

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

EXTERNAL:

Front Garden:

To the front of the property is a low-maintenance gravelled garden which includes an area suitable for parking one vehicle - please note, the kerb has not been dropped.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a concrete hardstanding area, lawned garden, external cold-water tap and external lighting.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - tickling.forced.huddled

AML DISCLOSURE:

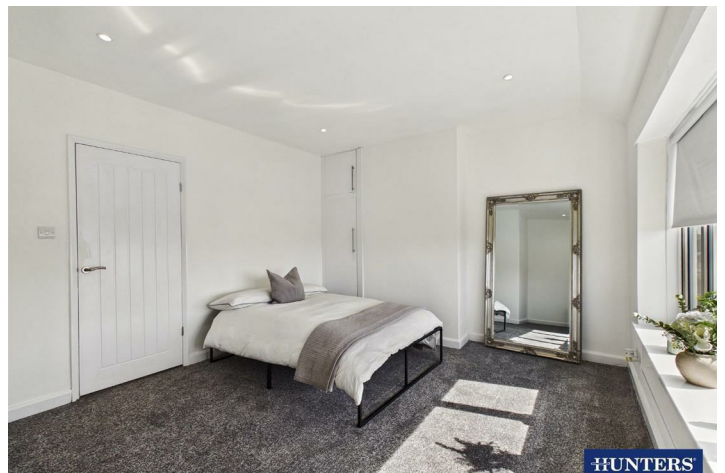
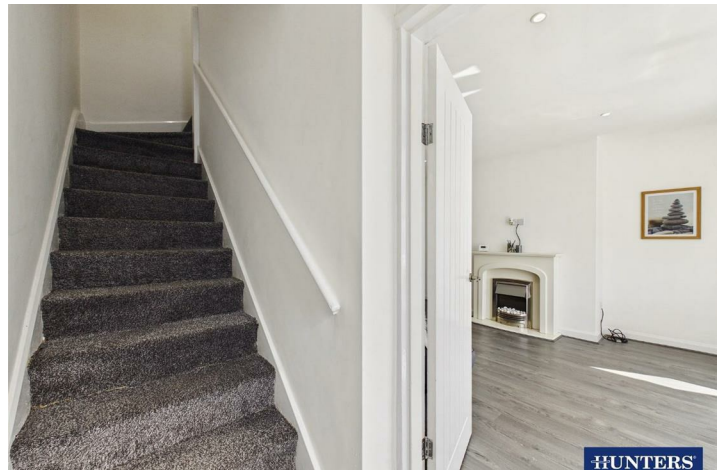
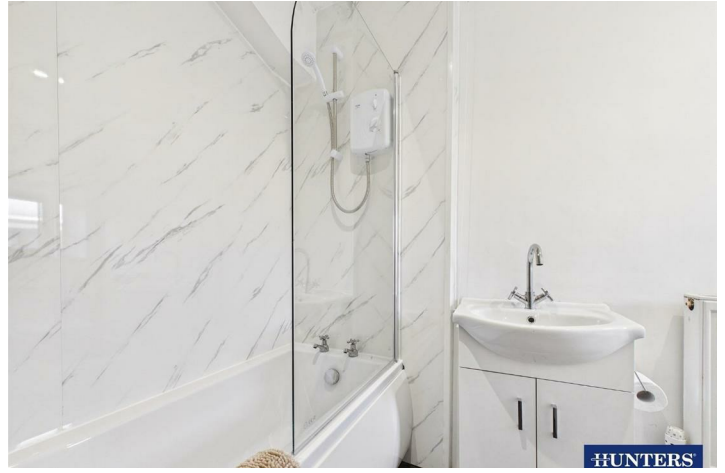
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

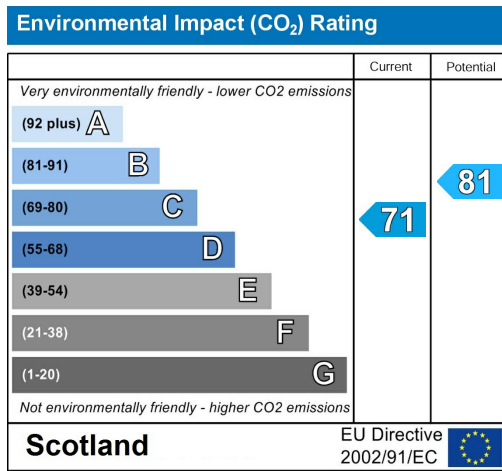
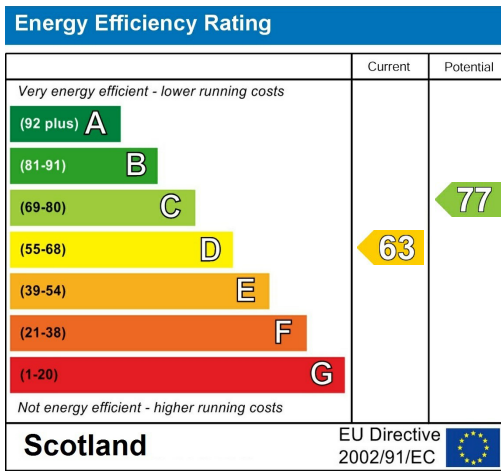
Floorplan







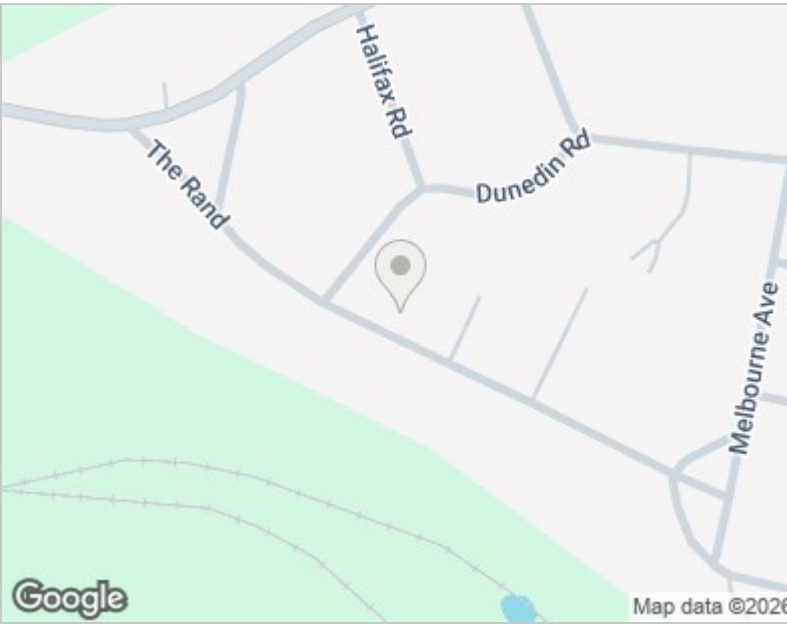
Energy Efficiency Graph



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



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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

