



Galabank Gardens

Annan, DG12 5FA

Offers Over £425,000

- Bespoke in Design, Executive Detached Villa,
- Master Bedroom Suite with Dressing Room and Ensuite Bathroom,
- Living Room, Family Room, Dining Kitchen ,
- Annexe with Living/Dining Room, Bedroom , Shower Room & Laundry Room,
- Mature, Well Established Landscaped Garden,

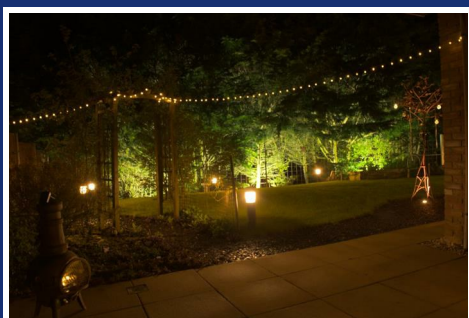


- Highly Desirable Location to Outskirts of Annan,
- 2 Further Double Bedrooms and Family Bathroom to First Floor,
- Sunroom with Woodburning Stove, Utility Room,
- Double Garage with Ample Driveway, C/H, D/G, Solar Panels with Battery,
- Energy Rating - A

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Beautifully situated, occupying a prime position within a highly sought-after and exclusive cul-de-sac on the fringe of Annan. This outstanding bespoke residence presents a rare opportunity to acquire a home of exceptional quality and distinction. Individually designed and finished to an exacting standard, the property showcases a refined blend of contemporary styling throughout, creating an impressive and elegant home perfectly suited to modern family living within a peaceful yet well-connected setting.

The accommodation is both substantial and highly versatile, offering a carefully considered layout that can adapt to a variety of lifestyle needs. Boasting unique potential for multi-generational living, with the configuration readily lending itself to the use of an internal annexe, affording a degree of independence while remaining seamlessly integrated within the main residence. The principal living spaces flow effortlessly, enhanced by a high-specification kitchen with quality integrated appliances, a selection of flexible reception areas, and well-proportioned bedrooms, all combining to deliver a balanced, practical and sophisticated home with a delightful outlook over the property's own private woodland area.

The accommodation comprises: entrance hallway, cloakroom/WC, living room, family room, dining kitchen, sunroom, utility, annexe living/dining area, annexe shower room, annexe bedroom and laundry room to the ground floor. Master bedroom with dressing room and en-suite bathroom, two further bedrooms and family bathroom to the first floor. Benefiting from generous onsite driveway leading to detached double garage and landscaped surround gardens.

Utilities, Services & Ratings:

FTTP Broadband plus integrated LAN Network, Security Alarm, Solar Panels with Battery, Gas Central Heating and Double Glazing.

EPC - A and Council Tax Band - G.

Located on the outskirts of Annan, enjoying a peaceful setting while remaining within walking distance of the town centre, its wide range of amenities and the Solway Firth shoreline. Annan itself is a thriving town on the Solway Coast in Dumfries and Galloway, offering an excellent selection of independent shops, supermarkets, cafés, pubs, schools and everyday services, together with leisure facilities, riverside walks and nearby beaches that add to its appeal. The area is particularly well placed for commuters, with the A75 just minutes away, providing convenient access west towards Dumfries and east towards the A74(M) and M6 for onward travel to Carlisle, Glasgow and beyond, while Annan railway station offers regular services across south-west Scotland, with further connections available via Lockerbie and Carlisle. Combining coastal surroundings, everyday convenience and strong transport links.

Tel: 01387 245898

Entrance Hallway

A welcoming entrance approached via a double glazed door with matching side panel. The hallway benefits from a built-in cloak cupboard, additional storage cupboard and useful under-stairs storage.

Cloakroom / WC

Fitted with a modern vanity sink unit with storage below and a low-level WC, window to the front elevation and radiator.

Living Room

A bright dual-aspect reception room with windows to the front and side elevations. Features include a radiator and a wall-mounted electric feature fireplace. Double doors provide an elegant connection back into the entrance hallway.

Family Room

A rear-facing reception space with double glazed French doors opening directly into the garden, windows to the side elevation and vertical radiator. Glazed bi-folding doors opening into:

Dining Kitchen

A superb open-plan family dining kitchen forming the true heart of the home. Contemporary fitted kitchen featuring an extensive range of sleek base and wall units, complemented by high-quality work surfaces, ample drawer storage, and a integrated recycling unit. A full suite of quality integrated appliances including NEFF slide and hide twin eye-level ovens, a NEFF induction hob with chimney-style extractor above, dishwasher and fridge. Breakfast bar, window to the rear elevation and vertical radiator.

Sunroom

A bright and inviting sunroom overlooking the mature, well-established rear garden, featuring double glazed windows, a radiator and woodburning stove.

Utility Room

Incorporates fitted base units with work surface over, sink unit, plumbing for an automatic washing machine and space for a tumble dryer. A rear window and double glazed door provide garden access. Also includes a radiator and a built-in cupboard housing the water tank and central heating boiler.

Annexe Accommodation

Shower Room

Modern three-piece suite comprising of a walk-in shower with waterfall head and handheld attachment, vanity sink unit with storage below and comfort height WC. Finished with a window, heated towel rail and vanity mirror.

Living / Dining Area

A comfortable front-facing reception space with radiator, window with Intu blackout blinds and wall-mounted electric feature fire.

Ground Floor Bedroom 2

A front facing bedroom with radiator, window with Intu blackout blinds and built-in wardrobe with sliding doors.

Laundry Room

Incorporating fitted base and wall units with complementary work surfaces and an inset sink unit. Integrated microwave, fridge and plumbing for an automatic washing machine. Double glazed window and door to the side elevation, with radiator.

First Floor

Galleried Landing

Master Bedroom Suite

A spacious master bedroom with double glazed window to the front elevation and a large Velux window with remote-controlled blackout blinds to the rear elevation. Includes a radiator and access to a private dressing room.

Dressing Room

Fitted with his and hers built-in wardrobes with sliding doors, radiator and light tunnel providing natural illumination.

Ensuite Bathroom

Stylish and contemporary, featuring a panelled bath, vanity sink unit, walk-in shower with waterfall head and handheld attachment, low-level WC and built-in storage cupboard. Includes a window, heated towel rail and extractor unit.

Bedroom 3

Front-facing bedroom with radiator, window with Intu blackout blinds to the front elevation and built-in wardrobes with sliding doors.

Bedroom 4

Rear facing bedroom with window to the rear elevation, Velux window with remote-controlled blackout blinds to the side elevation, radiator, built-in wardrobe and walk in storage cupboard with LAN network connection.

Bathroom

A modern four-piece suite comprising of a walk-in shower with mains-fed waterfall head, panelled bath with mixer tap and shower attachment, vanity sink unit with storage and low-level WC. Finished with a Velux window and heated towel rail.

Externally

To the front of the property is a well-established, mature lawned garden with attractive shrubbery and flower beds, alongside paved pedestrian access leading to a generous block-paved driveway and garage.

To the side, a gated pathway bordered by mature planting provides access to a discreet working area with compost bin, ideal for keen gardeners.

The pathway opens into a beautifully landscaped and meticulously maintained rear garden, enhanced by mains lighting that allows the space to be enjoyed into the evening. It features two paved patio seating areas—perfect for outdoor dining and entertaining. The garden is rich in mature planting, with well-stocked flower beds, established trees, and fruit trees, offering excellent potential for home-grown produce. The whole space enjoys a high degree of privacy, with a delightful outlook over the property's own private woodland area.

Double Garage

Accessed via an electric remote-controlled up-and-over door. The garage is equipped with lighting, power, EV charging point, water supply, and sink unit, along with external sockets.

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.

Agent Information

We would like to advise prospective buyers the road in Galabank Gardens is un-adopted and the development benefits from a pumping system with a small factoring charge of £8 per month.

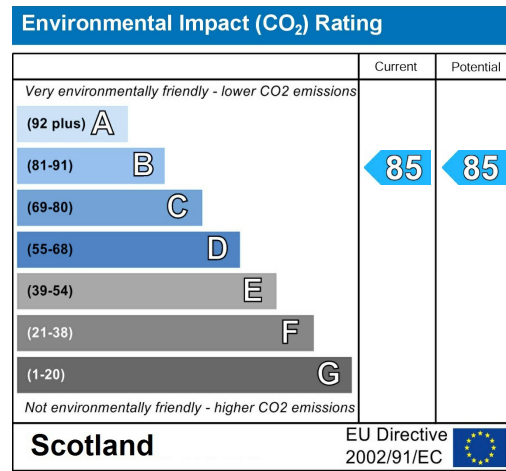
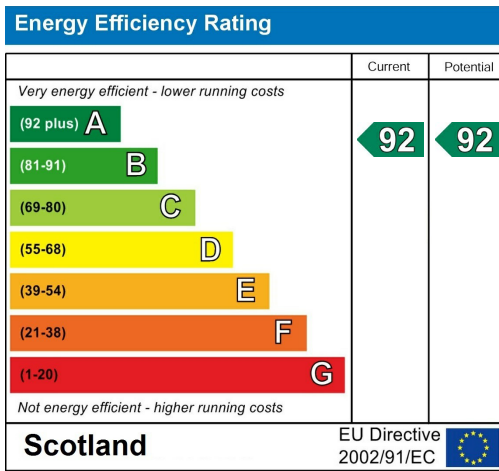
Floorplan







Energy Efficiency Graph



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.

Road Map

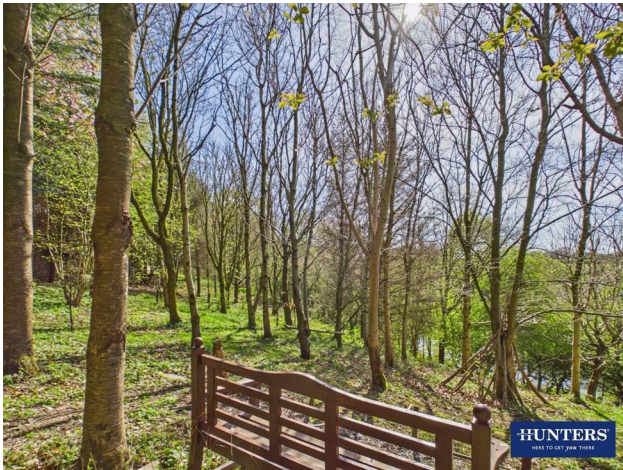
Hybrid Map





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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.

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