

HUNTERS[®]

HERE TO GET *you* THERE



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Glynt Wynd

Annan, DG12 6EL

Offers Over £220,000



Council Tax: D



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GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, three bedrooms and bathroom, loft-access point, radiator, and a built-in cupboard with water tank internally.

LIVING ROOM

Double glazed window to the front aspect, radiator, and an internal door to the kitchen.

KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric double oven with grill, gas hob, extractor unit, integrated microwave, space with plumbing for a washing machine, space for a tumble drier, space for a fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator, under-counter lighting, double glazed window to the rear aspect, and an external door to the rear garden.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

BATHROOM

Three piece suite comprising a vanity unit with WC and wash basin, and a P-shaped bath with mains shower over. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with established borders, with a block-paved driveway to the side of the property allowing off-street parking for two vehicles.

Rear Garden:

To the rear of the property is a large enclosed rear garden, benefitting a beautiful tiled seating and entertaining area, raised timber deck with pergola over, and a lawned garden with established borders. Additionally, the rear garden includes a timber garden shed, external cold water tap, and two external electricity sockets.

WHAT3WORDS:

For the location of this property, please visit the [What3Words App](https://www.what3words.com/) and enter - epidemics.sideline.musician

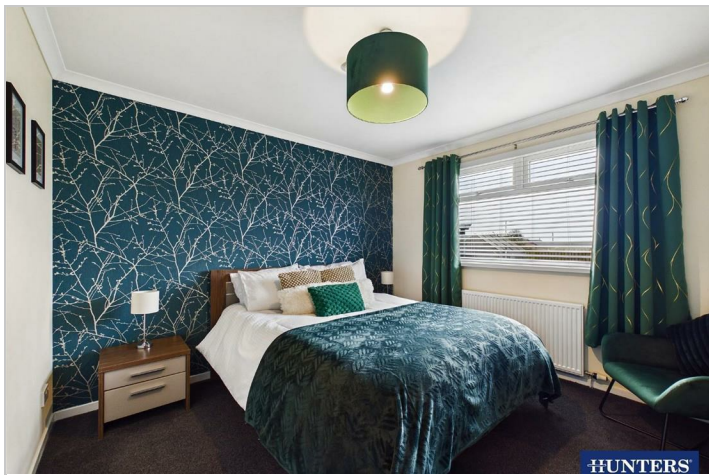
AML DISCLOSURE:

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.

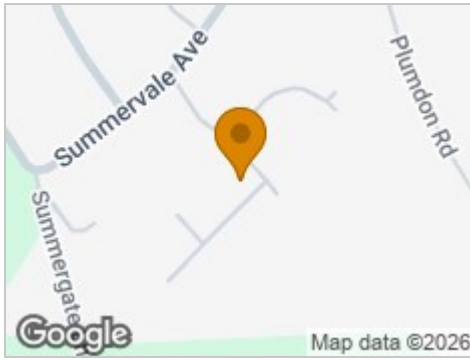
HOME REPORT:

Tel: 01387 245898

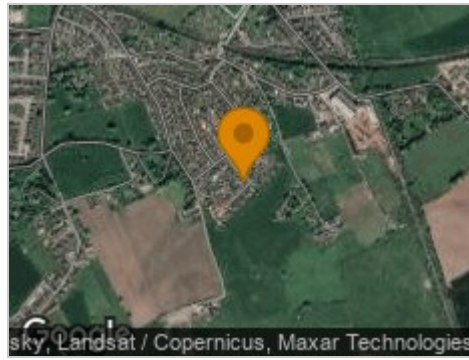
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



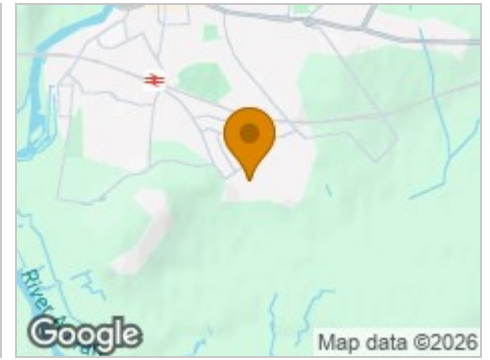
Road Map



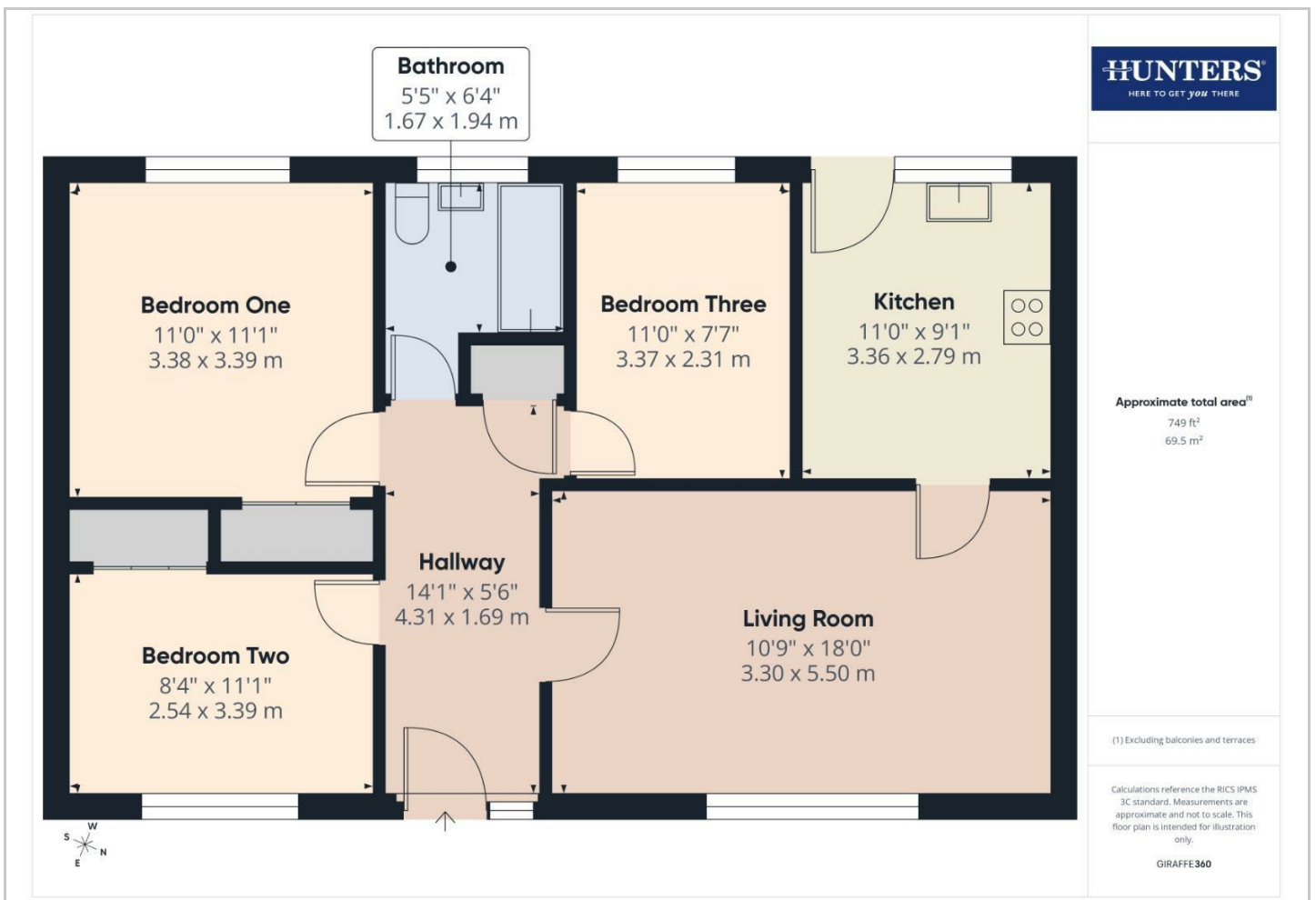
Hybrid Map



Terrain Map



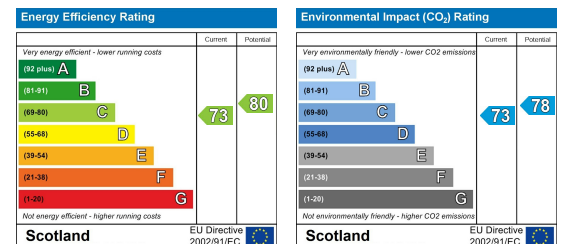
Floor Plan



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.