



## Annanhill

Annan, Dumfries And Galloway, DG12 6TN

Offers Over £450,000



- Substantial Detached Family Home within a Sought After Location
- Exceptional Condition and Quality Throughout
- Modern Fitted Kitchen with Adjoining Utility Room
- Luxurious Family Bathroom plus Downstairs WC
- Two Garages, Large Workshop & External Storage

- Beautiful Views towards the Solway Firth & Northern Lake District Fells
- Spacious Living Room, Dining Room with Patio Doors, Garden Room & Office
- Five Bedrooms with Master En-Suite
- Thoughtfully Landscaped and Nearly Maintained Gardens
- EPC - D

# Annanhill

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Offers Over £450,000



Set within a highly sought-after location, this substantial five-bedroom detached family home, complete with a garden room, office, two garages, large workshop, and beautifully maintained gardens, enjoys outstanding views towards the Solway Firth and the northern Lake District fells, offering a wonderful opportunity to acquire a home of exceptional quality and presence. Presented in superb condition throughout, the property has been finished to a high standard and offers spacious, versatile accommodation perfectly suited to modern family living. The ground floor includes a generous living room, a dining room with patio doors opening to the garden, a delightful garden room and a dedicated office, providing excellent flexibility for both everyday life and entertaining. The modern fitted kitchen is stylish and practical in equal measure, complemented by an adjoining utility room, while a downstairs WC adds further convenience. To the first floor, there are five well-proportioned bedrooms, including a superb master bedroom with en-suite, together with a luxurious family bathroom finished with a clear emphasis on comfort and quality. Externally, the home continues to impress, with thoughtfully landscaped and beautifully maintained gardens creating a wonderful setting in which to relax and play, while the two garages, substantial workshop and additional storage provide excellent practicality for a wide range of needs. Combining an enviable setting, exceptional presentation and generous family accommodation, this is a truly impressive home that must be viewed to be fully appreciated.

Utilities, Services & Ratings:  
Gas Central Heating and Double Glazing Throughout.  
EPC - D and Council Tax Band - G.

Back of the Hill is a highly sought-after location 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, Back of the Hill is an ideal setting for a wide range of buyers.

Tel: 01387 245898

## GROUND FLOOR:

### PORCH

Entrance door from the front, double glazed window to the front aspect, and an internal door to the hallway.

### HALLWAY

Internal doors to the living room, kitchen, WC and cloak cupboard, radiator, and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, radiator, and a fireplace with electric fire.

### KITCHEN

Modern fitted kitchen comprising a range of base, wall, drawer and display units with matching worksurfaces and upstands above. Integrated BOSCH electric oven, BOSCH electric hob, extractor unit, integrated HOOVER fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, radiator, internal doors to the dining room and utility room, and a double glazed window to the rear aspect.

### DINING ROOM

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

### UTILITY ROOM

Fitted base and wall units with matching worksurfaces and upstands above. Space with plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, recessed spotlights, internal door to the garage, and a double glazed window to the garden room.

### INTEGRAL GARAGE

Electric roller garage door to the front driveway, pedestrian access door to the side driveway, radiator, cold-water tap, wall-mounted gas boiler, and an internal door to the garden room.

### GARDEN ROOM

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, radiator, tiled flooring, and an internal door to the office.

### OFFICE

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

### WC

Two piece suite comprising a WC and vanity unit with wash basin. Boarding-splashback, radiator and an obscured double glazed window.

### CLOAK CUPBOARD

Power and lighting internally.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to five bedrooms and family bathroom, built-in cupboard with water cylinder internally, two radiators, loft-access point, double glazed window to the front aspect, and a double glazed window to the rear aspect. We have been advised the loft includes part-boarding, power and lighting.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

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

En-Suite:

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

### BEDROOM TWO

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

### BEDROOM THREE

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

### BEDROOM FOUR

Double glazed window to the rear aspect, radiator, and two built-in wardrobes with double doors.

### BEDROOM FIVE

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

### FAMILY BATHROOM

Three piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a bath with electric shower over. Fully-boarded walls, chrome towel radiator, LED mirror, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

To the front of the property is a neatly maintained lawned garden, alongside a tarmac driveway allowing off-street parking for multiple vehicles. The driveway includes a large double-gate entrance, extending to the side of the property towards the detached garage. Additionally, located just off the side driveway are two integral stores, both with lighting internally.

Rear Garden:

To the rear of the property is a nicely landscaped rear garden, including two paved seating areas and a neatly maintained lawn. Additionally, the rear garden includes an external cold-water tap and outdoor lighting.

### DETACHED GARAGE & WORKSHOP

Garage:

Electric roller garage door, power, lighting cold-water tap, and a double glazed window.

Workshop:

Pedestrian access door, power, lighting, and a double glazed window.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - strong.polka.aspect

### 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



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
2409 ft<sup>2</sup>  
223.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

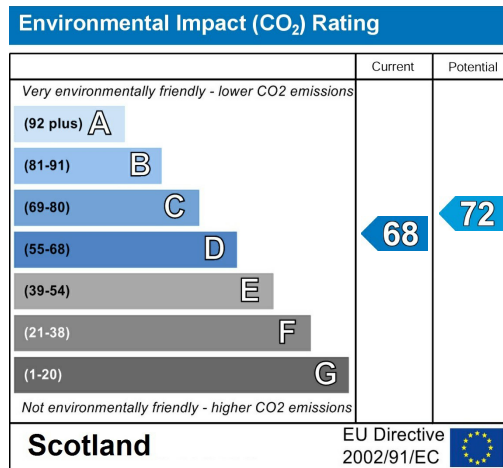
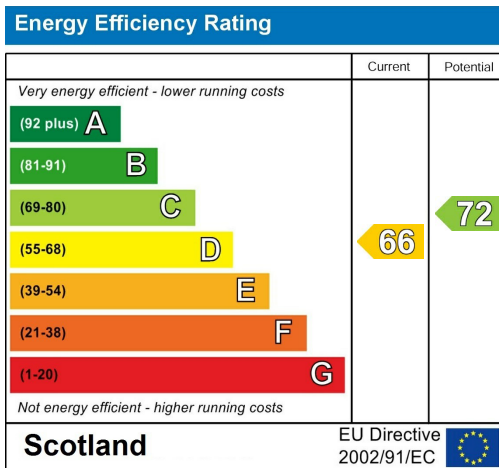






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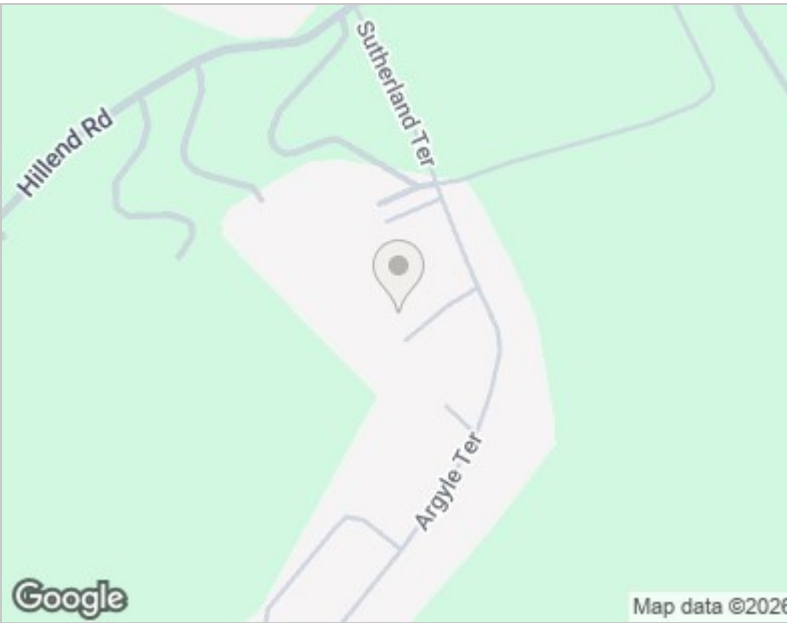
### Energy Efficiency Graph



### 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

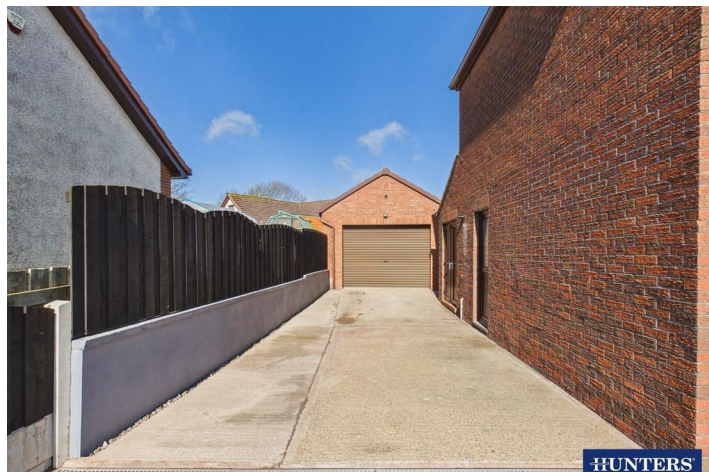


Hybrid Map



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Hunters Annan, Bridgend, High Street, Annan, DG12 6AG

Tel: 01387 245898 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)

[www.hunters.com](http://www.hunters.com)

