



Hendell Cottage

Annan, DG12 6NF

Offers Over £225,000



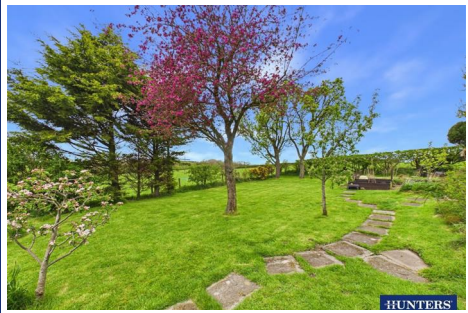
- Charming Detached Cottage on the Outskirts of Annan
- Well-Planned Layout with Scope to Extend (Subject to Permissions)
- Attractive Shaker-Style Fitted Kitchen
- Four-Piece Family Bathroom
- Off-Road Parking with Double Gates (Potential to Add a Garage)

- Generous Plot with Thoughtfully Appointed Gardens
- Spacious Dual-Aspect Living Room with Patio Doors to the Garden
- Three Well-Proportioned Double Bedrooms
- Mature Gardens to the Front and Rear
- EPC - D

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Property launch on Thursday 14th May between 2:45pm - 4:15pm, please contact our office to schedule your private viewing.

Hendell Cottage is a delightful three-bedroom detached home set within a generous plot on the outskirts of Annan, combining cottage charm, spacious accommodation and superb future potential. The property is framed by mature, thoughtfully appointed gardens to both the front and rear, creating an attractive setting with plenty of outdoor space to enjoy. Internally, the home offers a well-balanced layout, including a spacious dual-aspect living room with patio doors opening directly onto the garden, a bright and attractive shaker-style fitted kitchen, three double bedrooms and a four-piece family bathroom. With off-road parking accessed via double gates and scope to add a garage or extend the accommodation, subject to the necessary permissions. Hendell Cottage is a fantastic opportunity for buyers looking for a characterful home they can enjoy immediately, while still having the potential to develop further in the future, contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - D.

Nestled on the Solway Coast in Dumfries and Galloway, Annan is a thriving town that combines historic charm with modern convenience. Well-served by a variety of independent shops, supermarkets, cafés, pubs, and local services, the town offers everything needed for day-to-day living. Families benefit from a choice of primary and secondary schools, while leisure facilities, riverside walks, and nearby beaches make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travel to West to Dumfries or East towards the A74(M) and the M6 for travel to Carlisle, Glasgow and beyond. For those who commute by train, Annan railway station provides regular services across southwest Scotland. Whether you're seeking a relaxed coastal lifestyle, easy commuting options, or a welcoming community, Annan offers something for everyone.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, three bedrooms and bathroom, two radiator, and a loft-access point.

LIVING ROOM

Double glazed window to the front aspect, double glazed patio doors to the rear garden, two radiators, wooden parquet style flooring, and a fireplace with multi-fuel stove.

KITCHEN

Fitted kitchen comprising a range of base, wall and tall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated NEFF dishwasher, fridge freezer, space with plumbing for a washing machine, freestanding oil-fired boiler, one and a half bowl stainless steel sink with mixer tap, recessed lighting, under-counter lighting, radiator, 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 fitted wardrobe with over-bed unit.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and fitted wall units.

BEDROOM THREE

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

BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bath with hand shower attachment, and a shower enclosure with electric shower unit. Part-tiled walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden:

To the front of the property is an enclosed and mature garden, with a pedestrian access gate and pathway crossing the front of the property. The mature front garden includes a lawn, herbaceous borders and mature trees. The attached store is accessible from the front garden, along with a pathway to the side of the property leading towards the rear garden.

Rear Garden:

To the rear of the property is a generous garden with an open-field outlook. The rear garden includes a paved seating area with access from the living room benefitting from afternoon and evening sun, a gravelled patio area with a planted rose border, a large lawn, raised vegetable beds, a wide variety of mature fruit trees and a small woodland area with wildflowers. Within the rear garden are two timber sheds, a lean-to store, a log store, a 6x8 greenhouse and an external cold-water tap.

Parking:

An area of concrete provides off-road parking for two vehicles, situated to the rear of the property and benefiting from double gates.

STORE:

Attached store including a pedestrian access door, window, and lighting internally.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - cringes.sides.locals

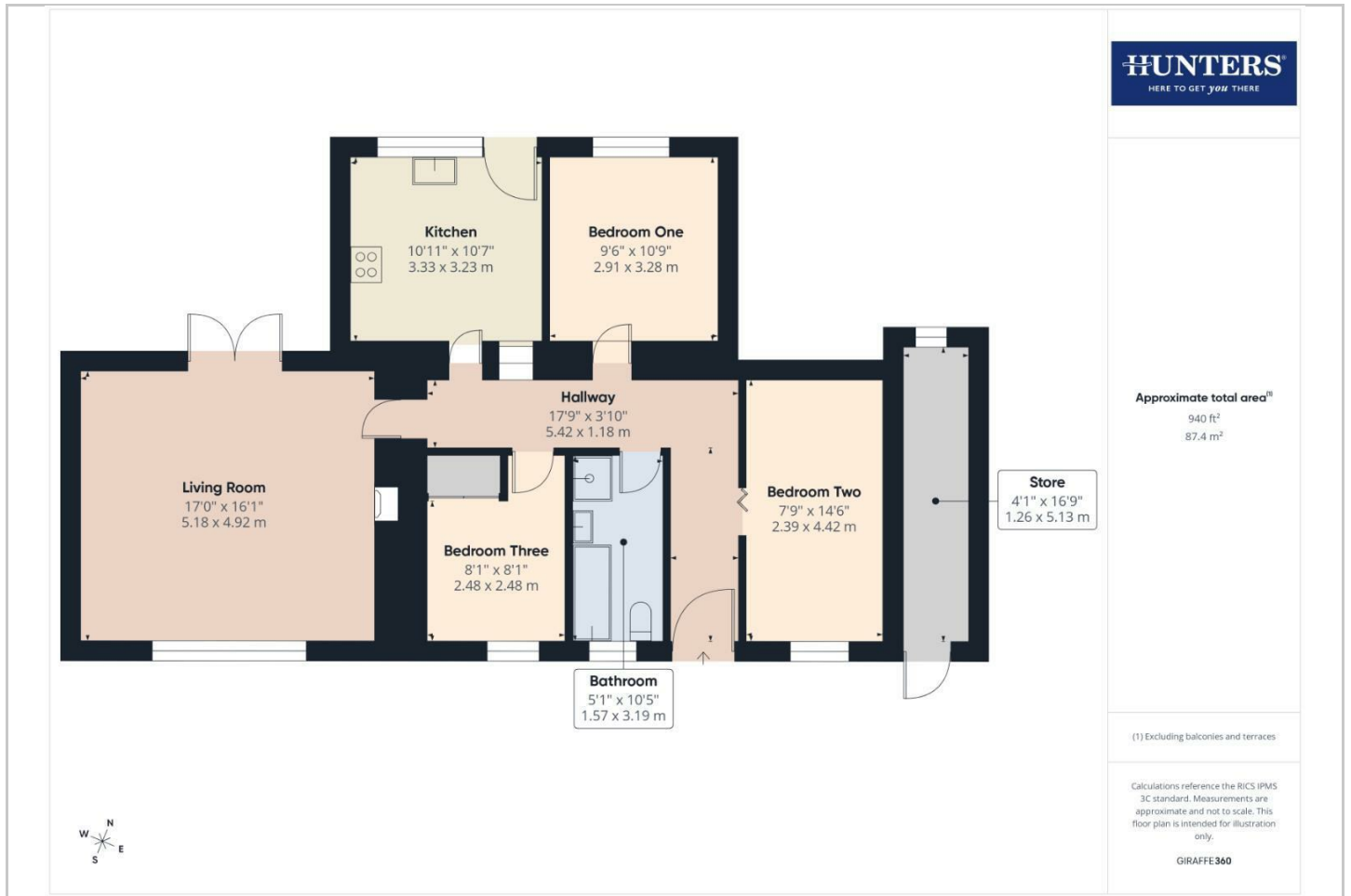
AML DISCLOSURE:

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.

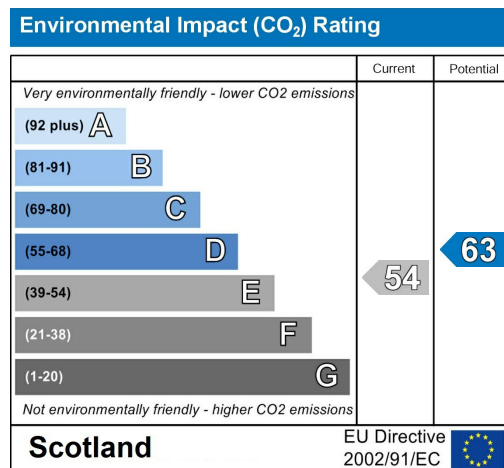
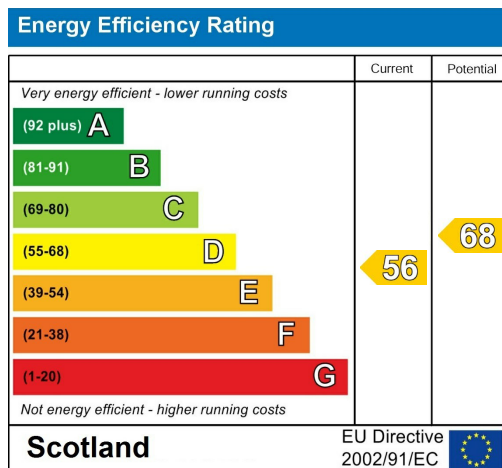
Floorplan







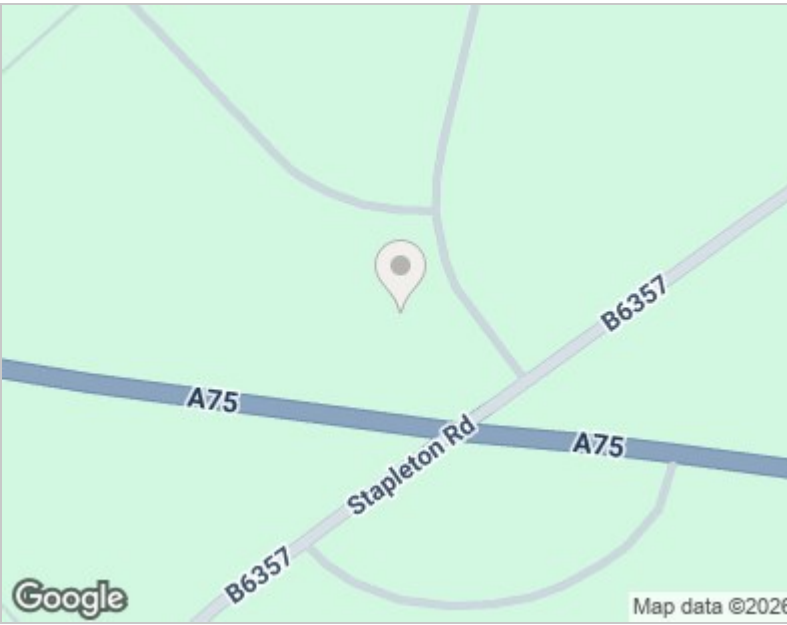
Energy Efficiency Graph



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



HUNTERS
HERE TO GET *you* THERE

Tel: 01387 245898



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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