



Lakeview Gardens

Powfoot, Annan, DG12 5PW

Offers Over £300,000



- Beautifully Presented Detached Bungalow
- Impressive Dining Kitchen with Stone Worksurfaces and Adjoining Family Room
- Two Double Bedrooms, Both with Built-In Wardrobes
- Nicely Landscaped Gardens to the Front and Rear
- Internal CCTV, Oil-Fired Central Heating and Double Gazing Throughout
- Coastal Village of Powfoot, Moments from the Solway Coastline
- Spacious Living Room with Electric Fire Suite
- Two Contemporary Shower Rooms plus Utility Room
- Off-Road Parking and an Integral Garage with Double Doors
- EPC - D

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Property launch on Saturday 1st August between 11am and 12:30pm, please contact Hunters to schedule your private viewing.

This beautifully presented two-bedroom detached bungalow enjoys a peaceful cul-de-sac position within the picturesque coastal village of Powfoot, just moments from the stunning Solway coastline. Modernised and move-in ready throughout, the property offers a bright, neutral and easy-maintenance interior, making it an ideal choice for those seeking comfortable single-storey living in a desirable village setting. Internally, the home is centred around an impressive open-plan dining kitchen, stylishly finished with modern cabinetry and stone worksurfaces, with direct access out to the rear garden, while the adjoining family room provides a flexible additional reception space. The spacious living room features a large front-aspect window and an electric fire suite, creating a welcoming and comfortable formal reception room. Both bedrooms are well-proportioned doubles with fitted wardrobes, while two contemporary shower rooms, a practical utility room and an integral garage with double barn-style doors further enhance the property's convenience and everyday appeal. Externally, the rear garden has been designed for ease of maintenance and enjoys a lovely elevated outlook, with a neat lawn, large patio and ample driveway parking to the front. For buyers requiring additional bedroom space, the family room could potentially be adapted to create a third bedroom, further adding to the flexibility of this attractive home. A superb bungalow in a sought-after coastal village location, contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - E.

The charming coastal village of Powfoot enjoys a truly enviable setting on the Solway Firth, just 4 miles from the town of Annan in Dumfries & Galloway. Famed for its breathtaking estuary views, abundance of wildlife and tranquil pace of life, Powfoot is a haven for those who enjoy the outdoors, with miles of unspoiled coastal walks and cycle routes right on the doorstep. A highlight of the village is the highly regarded Powfoot Golf Club, often described as "one of golf's best kept secrets," offering a beautifully kept links course and a welcoming clubhouse. Despite its peaceful atmosphere, Powfoot is ideally located for convenience, with Annan close by providing a wide range of everyday amenities including supermarkets, independent shops, cafes, restaurants, bars and excellent transport connections by road and rail. Families are well served by reputable primary schools in nearby villages, while secondary education is available in both Annan and Dumfries. For commuters, the A75, A74(M) and mainline rail station at Annan ensure straightforward access to Carlisle, Dumfries, Glasgow and beyond. Blending stunning coastal scenery with excellent connections and community spirit, Powfoot offers a rare balance of relaxation and practicality, making it one of Dumfries & Galloway's most desirable places to call home.

Tel: 01387 245898

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to the living room and hallway, and a radiator.

HALLWAY

Internal doors to the dining kitchen, family room, shower room and utility room, built-in cupboard and radiator.

LIVING ROOM

Double glazed window to the front aspect, two radiators, electric fire suite, and an internal door to the inner hall.

DINING KITCHEN

Fitted base, wall and drawer units with matching stone worksurfaces and upstands above. Integrated eye-level electric double oven with grill, LPG gas hob, extractor unit, integrated fridge freezer, space with plumbing for a slimline dishwasher, one and a half bowl ceramic sink with mixer tap, recessed lighting, under-counter lighting, radiator, double glazed window to the side aspect, external door to the rear garden, and an opening to the family room.

FAMILY ROOM

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

SHOWER ROOM

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

UTILITY ROOM

Fitted base and wall units with worksurface and tiled splashbacks above. Space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap, chrome towel radiator, internal door to the garage, and a double glazed window to the rear aspect.

INNER HALL

Internal doors to two bedrooms and shower room, built-in cupboard, and a loft access point.

BEDROOM ONE

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

BEDROOM TWO

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

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure benefitting a mains powered shower with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, recessed lighting, LED mirror, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a neat lawned garden with mature trees and shrubs, alongside a generous tarmac driveway allowing off-road parking for multiple vehicles. Additionally, a large paved seating area is positioned to the front of the property, with gates and pathways to both sides of the bungalow allowing access to the rear.

Rear Garden:

To the rear of the property is a paved seating area, directly accessible from the dining kitchen, a small area of lawn, brick outbuilding with storage and oil-tank internally, external cold-water tap, power socket, and enclosed oil-fired boiler.

GARAGE

Double barn-style garage doors to the front driveway, pedestrian access door from the utility room, power sockets, lighting, cold water tap, and a loft-access point.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///prom.ramp.cavalier](https://prom.ramp.cavalier)

AML DISCLOSURE:

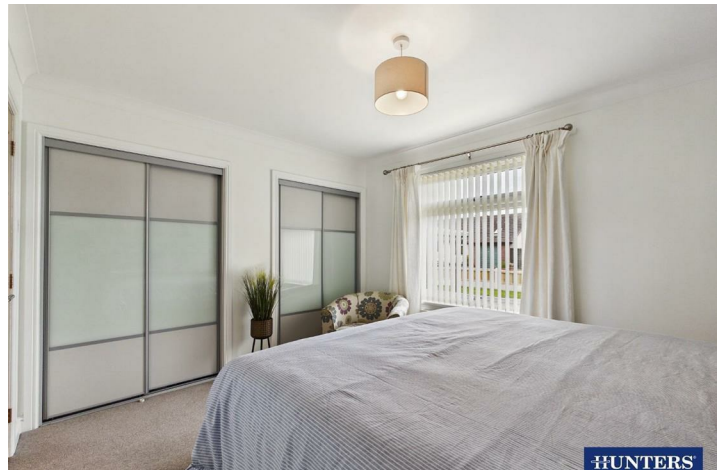
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

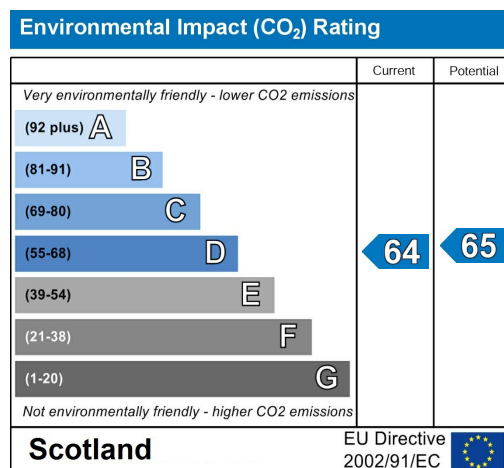
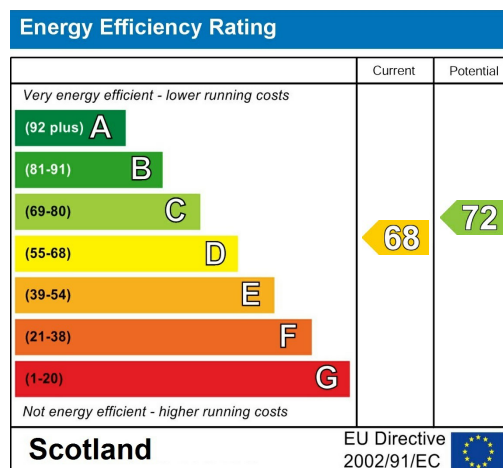
Floorplan







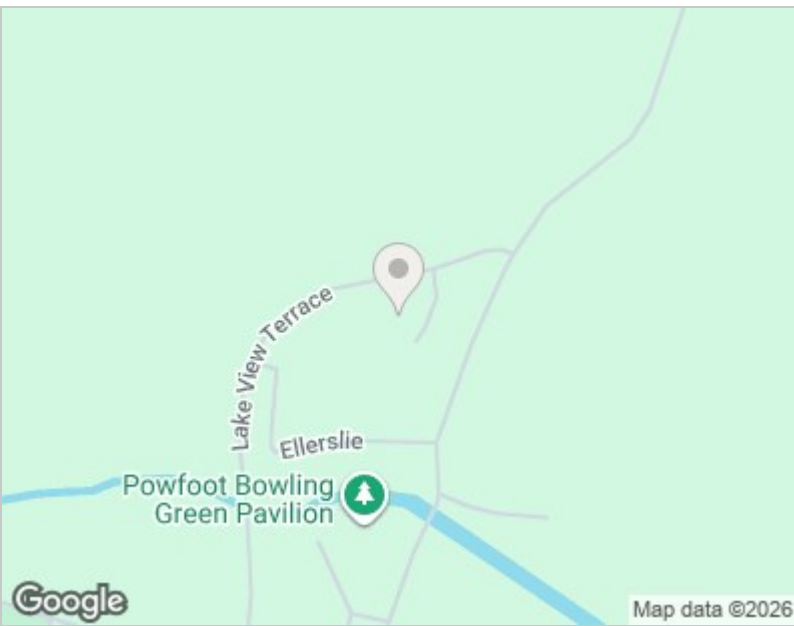
Energy Efficiency Graph



Viewing

Please contact our 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





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

