



Plot 1, Topping Court, Annan, DG12 6EF

Guide Price £225,000

CD Rural

Plot 1, Topping Court, Annan, DG12 6EF

- New build bungalow
- Open-plan kitchen/living/dining
- Fitted kitchens with integrated appliances
- Two double bedrooms
- Master bedroom with en-suite
- Family bathroom
- Underfloor heating
- Private gardens
- Central location within walking distance of local amenities
- Available to view immediately

Two bedroom, detached new build bungalow with off-street parking, underfloor heating and private gardens.

Council Tax band: TBD

Tenure: Scottish Heritable

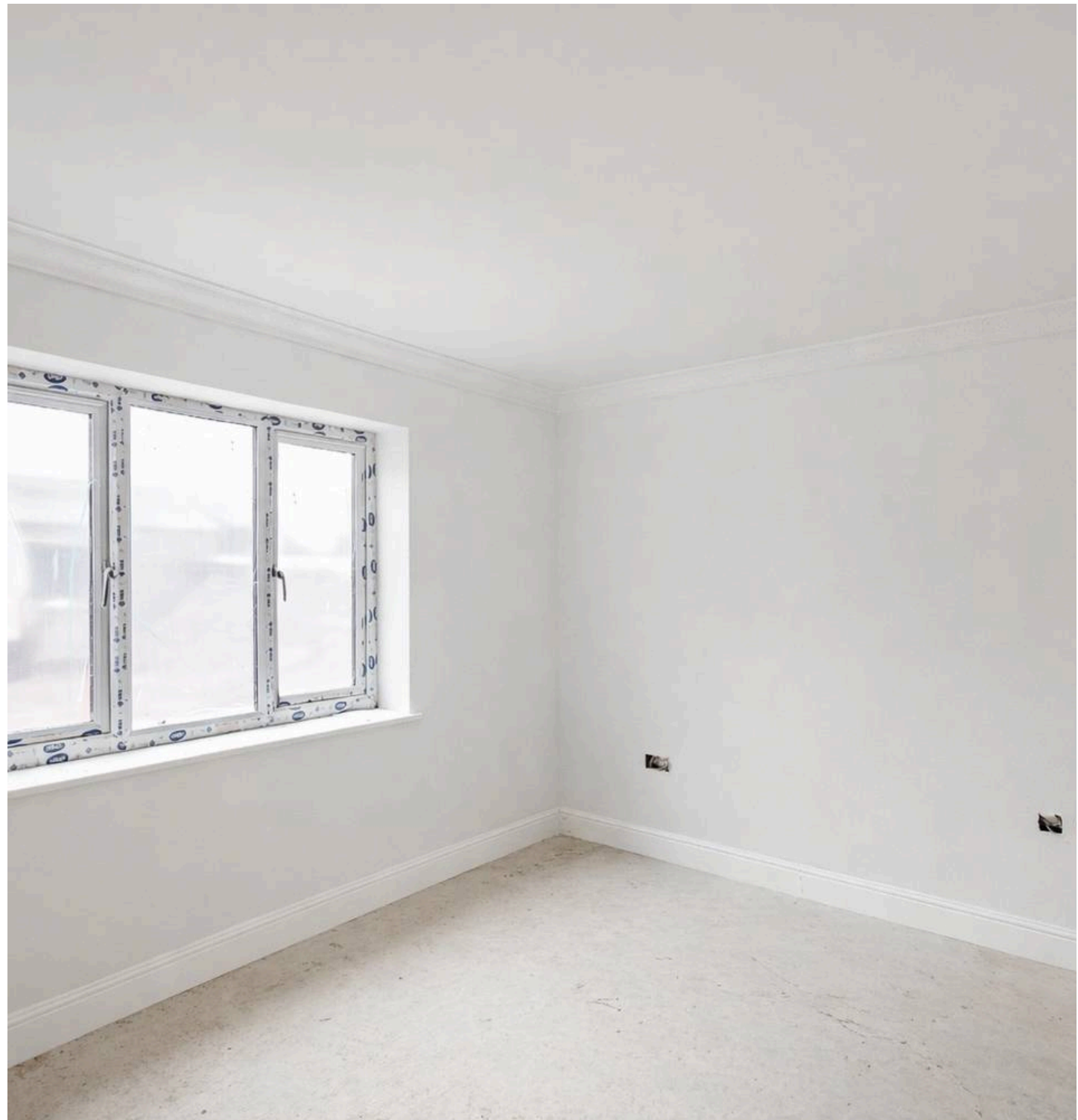
EPC Rating: TBD



An exciting opportunity to acquire a new build, two bedroom detached bungalow with underfloor heating situated in the centre of Annan within walking distance to local amenities. The bungalows on this small development have been built to a very high standard, are serviced by gas central heating and benefit from off-street parking and private gardens.

The Accommodation

The front door welcomes an entrance hall with doors leading to both bedrooms, family bathroom and kitchen/living/dining room. The Howden's kitchen is fitted with a range of 'Greenich Dove' grey, modern kitchen units with Lunar Stone worktops incorporating a wall mounted electric oven, electric hob with overhead extractor, fridge freezer, dishwasher and washer/dryer. There are double French doors off the living/dining room to the rear patio and garden. The master bedroom is a generous sized double with a private en-suite bathroom complete with three piece suite with walk-in shower, WC and hand wash basin. There is an option to retain this space as a large walk-in wardrobe if preferred. The family bathroom will be fitted with a modern three piece suite with shower over bath, 'Athracite Gloss' Venosa furniture pack with basin and WC. There are two storage cupboards in the hallway.



Externally the property will be granted a right of access via a private road owned by No.3 Topping Court. There is parking available at the side of the property for two vehicles and at the rear there is a generous garden with paved patio and turfed lawn. The photograph of the rear garden is an illustrative example of what the garden could look like. There is a section of lawn at the front laid with Astroturf. There is ramped access at the front door. The bungalows are ideally located in the centre of town close to shops and transport links. This is a unique smaller development and buyers searching for a private and more secluded property should register interest.

Expected completion is in 12-16 weeks. Contact us on 01228 792299 to reserve a plot.

Location Summary

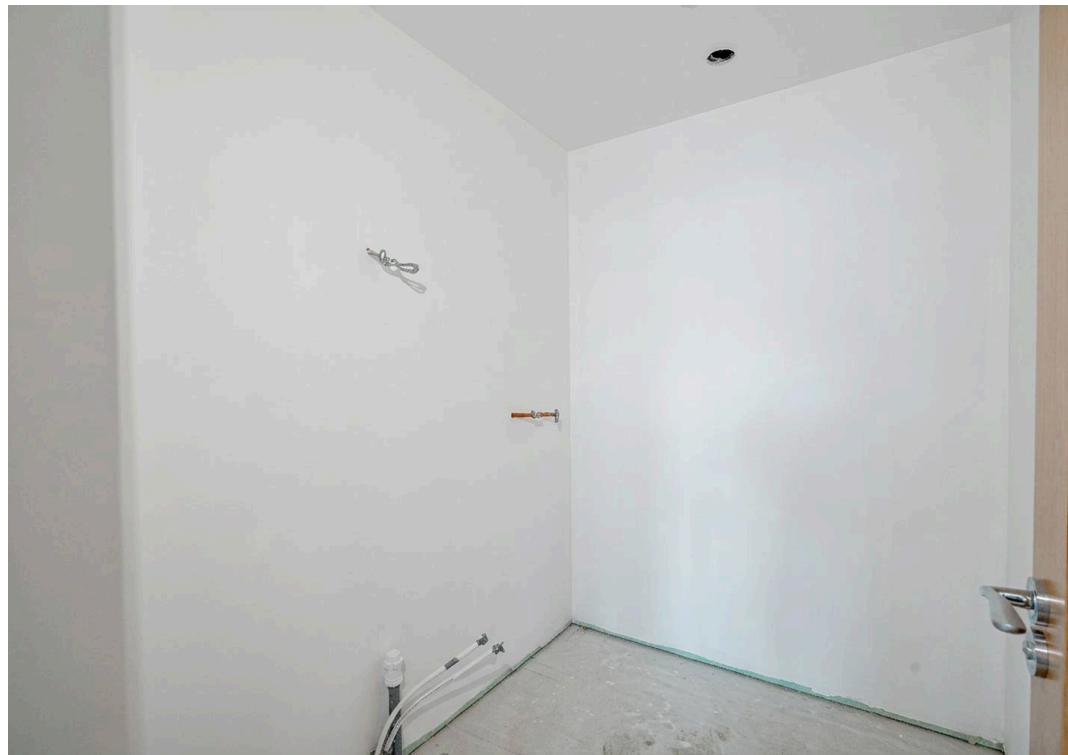
The property is located in a popular area of the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is only half a mile away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, restaurants, doctors and dentists. For families, the property is well-served by excellent local schools, such as Elmvale and Newington Primary School as well as Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away.

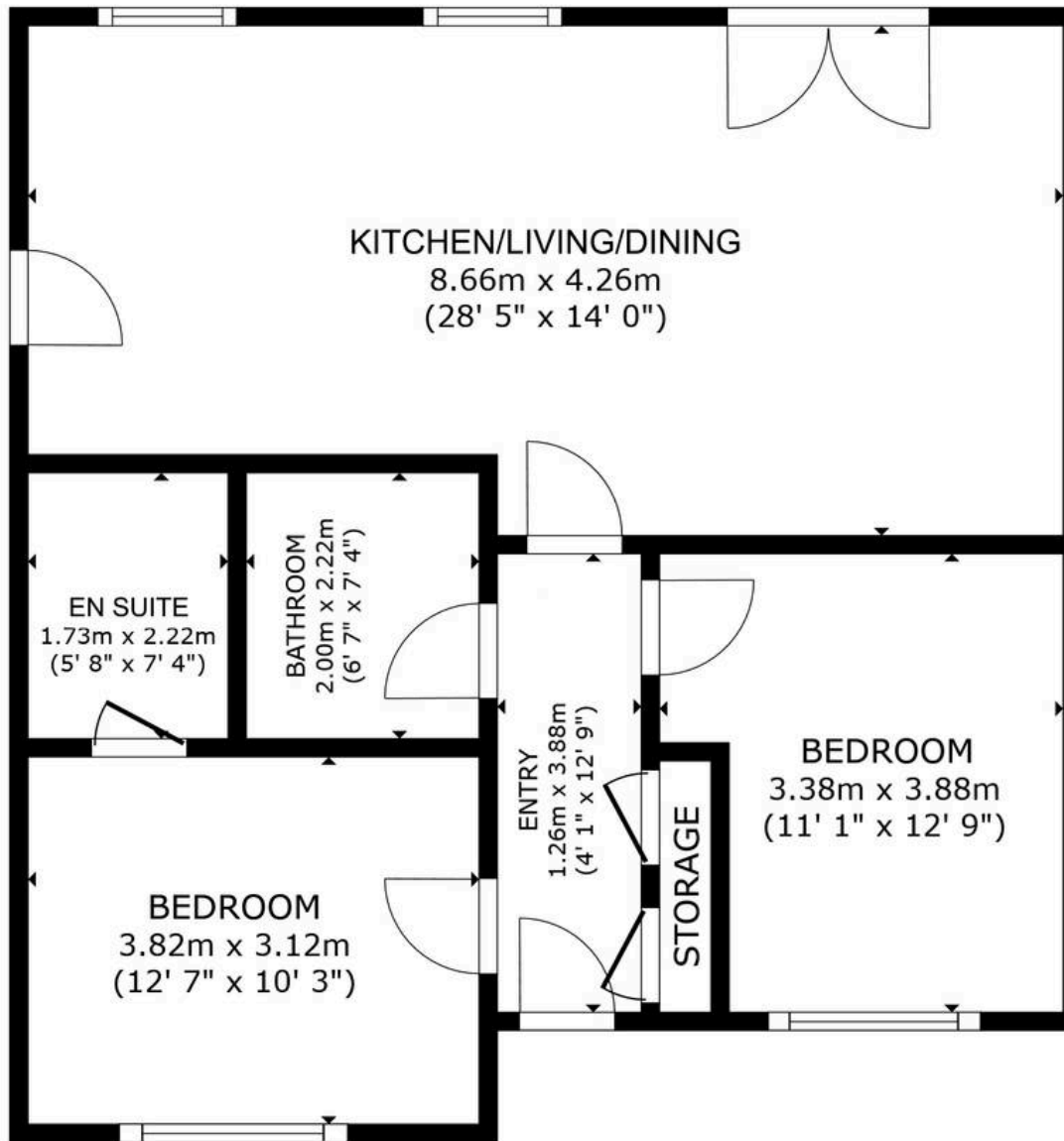
What 3 Words

[///digesting.adventure.herbs](http://digesting.adventure.herbs)



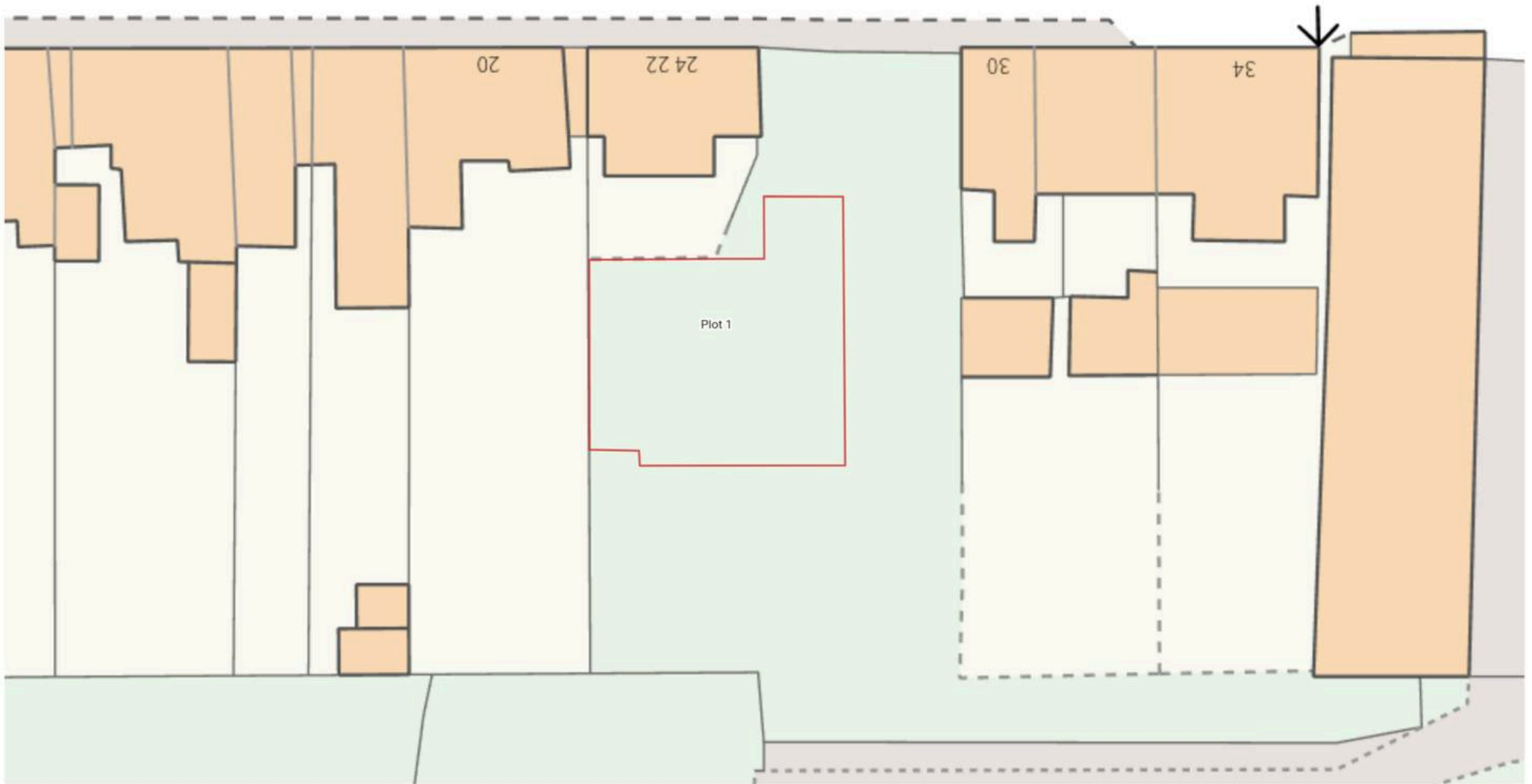






FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 74.9 m² (807 sq.ft.)
 TOTAL : 74.9 m² (807 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Disclosure: Ai software has been used to decorate the rooms and illustrate what the bathroom and garden could look like. For accurate information on bathroom and kitchen fittings, please contact the agent.

Ownership: It should be noted that the vendor is one of the Directors of C&D Rural Ltd.

Access: No.1 will have a right of access over the private road owned by No.3 for maintenance and access.

Maintenance: Maintenance of the access area is payable 25% each by Nos 1 and 2 Topping Court and 40% by No 3. Topping Court and 10% by 34 Ednam St who have a right of access for residential use for private cars and small vans, and for maintenance, to No 34 and the adjoining building.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Planning: More details of the planning permission can be found at dumgal.gov.uk using reference (20/0441/FUL).

EPC Rating: A EPC will be provided once the plots are completed.

Broadband: Fibre broadband is available and there is good mobile coverage.

Services: The plots are serviced by mains water supply, mains electricity, mains drainage and gas central heating (underfloor).

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.