



Victoria Gardens

Eastriggs, Annan, DG12 6TW

Offers Over £250,000



- Modern Detached Bungalow
- High-Quality Finish and Well Presented Throughout
- Separate Living Room with Large Front-Aspect Window
- Stylish Family Bathroom
- Off-Street Parking for Two Vehicles

- Sought After Development within Eastriggs
- Open-Plan Kitchen, Dining and Family Room
- Three Bedrooms, Master with En-Suite Shower Room
- Beautiful Rear Garden with Lawn and Large Patio
- EPC - C

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Property launch on Friday 17th July between 1pm - 2pm, please contact Hunters to schedule your private viewing.

Beautifully presented and finished to a high standard throughout, this modern three-bedroom detached bungalow occupies an attractive position within a sought-after development in Eastriggs. The accommodation is thoughtfully arranged and includes a bright, welcoming living room with a large front-aspect window, alongside an impressive open-plan kitchen, dining and family room that forms the heart of the home. The fitted kitchen is exceptionally well appointed, featuring an excellent range of units, complemented by generous worksurfaces that provide ample space for food preparation. A striking range cooker creates an attractive focal point, while the open-plan layout offers plenty of room for both dining and relaxed family seating. Patio doors open directly onto the landscaped rear garden, allowing plenty of natural light into the room and creating a bright, sociable space that is ideal for everyday family life and entertaining. Two of the three bedrooms benefit from built-in wardrobes, with the master bedroom also featuring an en-suite shower room. A beautifully appointed family bathroom and underfloor heating throughout add to the quality and comfort of the property. Externally, the rear garden has been carefully landscaped to include a generous lawn, large patio and raised sleeper border, while a private driveway provides off-street parking for two vehicles. This attractive bungalow offers a stylish, low-maintenance home in a popular residential setting, contact Hunters Annan today to arrange your viewing appointment.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - E.

Eastriggs is a well-served and conveniently located village in Dumfries and Galloway, offering a strong range of everyday amenities alongside excellent transport connections. Within the village itself are local shops, a pre-school playgroup, primary school with nursery provision, a dispensing chemist, garden centre, vehicle servicing and repair facilities, beauty and hair salons, a bar and restaurant, and a selection of takeaways, all contributing to the village's practical day-to-day appeal. Eastriggs is also home to the popular Devils Porridge Museum, a well-regarded visitor attraction celebrating the area's fascinating First World War history. The village benefits from regular bus services connecting Dumfries, Annan, Gretna and Carlisle, while the nearby A74(M), A75 and M6 provide excellent road links, making the area highly accessible for commuters and those travelling further afield.

GROUND FLOOR:

HALLWAY

Entrance door from the front with an obscured double glazed side panel window, internal doors to the living room, kitchen, three bedrooms and family bathroom, recessed lighting, loft-access point, built-in cupboard with under-floor heating manifold internally, and an additional built-in cupboard with shelving internally. We have been advised the loft includes part-boarding internally.

LIVING ROOM

Double glazed window to the front aspect.

KITCHEN, DINING & FAMILY ROOM

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated 'Kenwood' range cooker, extractor unit, space with plumbing for a washing machine, space with plumbing for a dishwasher, space with plumbing for an American-style fridge freezer, one-bowl Belfast sink with mixer tap, wall-mounted and enclosed gas boiler, recessed lighting, tiled flooring, and two double glazed windows to the rear aspect.

Dining & Family Area:

Double glazed window to the front aspect, and double glazed patio doors to the rear garden.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

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

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a corner shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Fully-tiled walls, tiled flooring, chrome towel radiator, and an extractor fan.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the side aspect.

FAMILY BATHROOM

Four piece suite comprising a vanity unit with WC, vanity unit with wash basin, bathtub, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Fully-tiled walls, tiled flooring, chrome

towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a tarmac driveway allowing off-street parking for two vehicles, alongside a lawned garden with shillied borders. To both sides of the property are access gates with pathways leading to the rear garden. An external cold water tap is positioned on the side elevation.

Rear Garden:

To the rear of the property is a thoughtfully landscaped and enclosed garden, benefitting a large paved seating area, neat lawn, raised sleeper border, and a large timber garden shed. An external cold water tap is positioned on the rear elevation.

WHAT3WORDS:

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

AML DISCLOSURE:

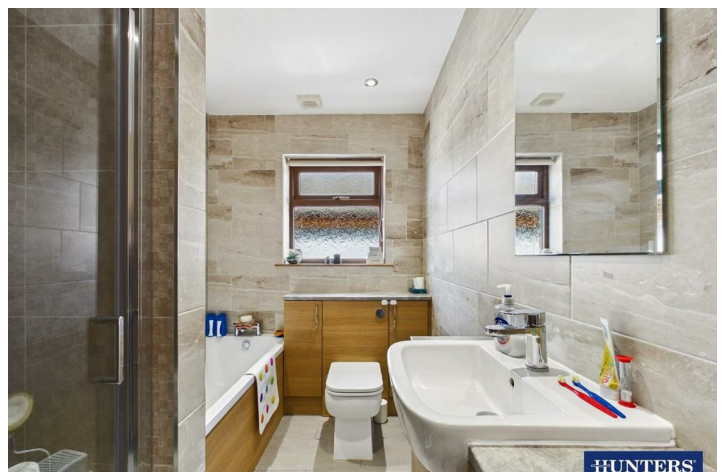
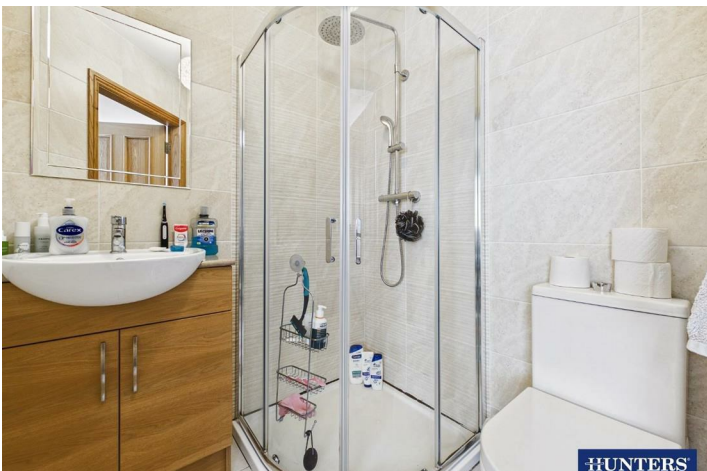
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

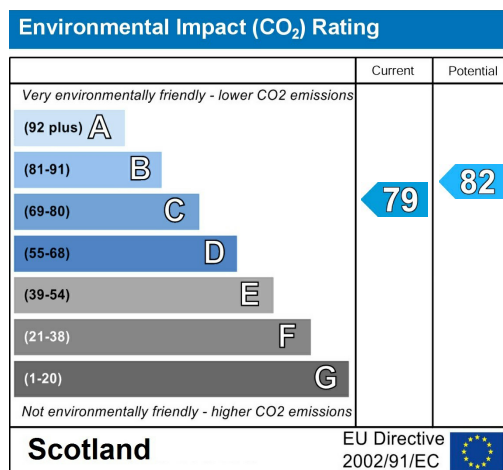
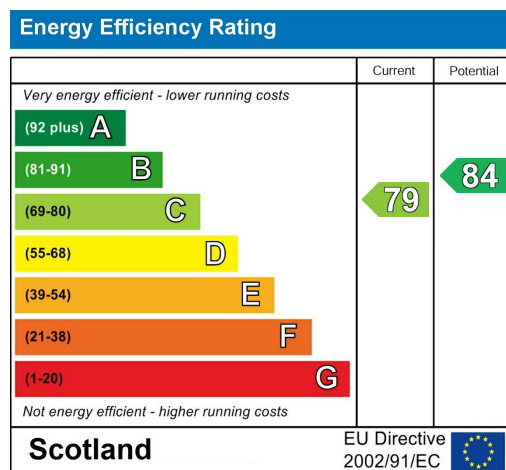
Floorplan







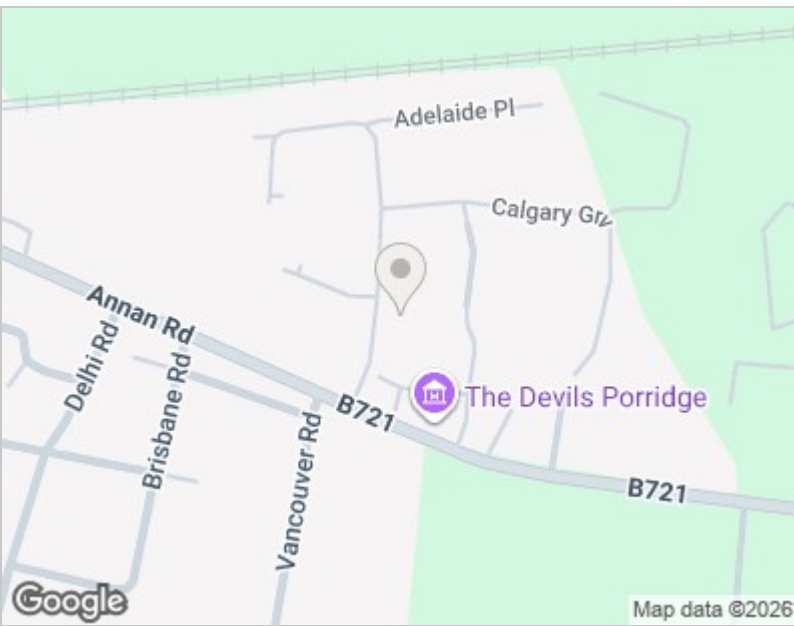
Energy Efficiency Graph



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



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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