



## Dykes Avenue

Annan, DG12 5EL

Offers Over £95,000



- No Onward Chain
- Excellent Plot including Substantial Rear Garden
- Dual-Aspect Living/Dining Room
- Two Double Bedrooms
- Double-Gated Driveway, Garage and Attached Store
- End of Terrace House
- Some Modernisation Required
- Modern Handleless Kitchen with Breakfast Bar
- Modern Shower Room
- EPC - D

# Dykes Avenue

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Offered to the market with no onward chain, this two-bedroom end-of-terrace house occupies an excellent plot, with a substantial rear garden and superb potential for further improvement. While some modernisation is required, the property already offers generously proportioned accommodation, including a spacious dual-aspect living and dining room, a modern handleless fitted kitchen with breakfast bar, two double bedrooms and a modern shower room. Externally, the generous rear garden provides an excellent space for relaxing, entertaining or landscaping, while a double-gated driveway, garage and attached store offer ample off-road parking and useful storage. With its spacious layout, impressive plot and clear potential, this is a fantastic opportunity for buyers looking to create a home tailored to their own style and requirements. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

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:

### PORCH

Entrance door from the front, internal door to the hallway, radiator, and two double glazed windows to the front aspect.

### HALLWAY

Internal doors to the living/dining room and kitchen, radiator, and stairs to the first floor landing.

### LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, and a fireplace with gas fire.

### KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, gas hob, extractor unit, integrated under-counter fridge, one bowl sink with mixer tap and draining board, under-stairs cupboard, radiator, internal door to the rear hall, and a double glazed window to the rear aspect.

### REAR HALL

External door to the rear garden, and two double glazed windows to the side aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, loft-access point, and a built-in cupboard.

### BEDROOM ONE

Two double glazed windows to the front aspect, radiator, and two built-in cupboards, one with wall-mounted gas boiler internally.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a built-in cupboard.

### SHOWER ROOM

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

### EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance front

garden, complete with a gravelled area and planted borders, alongside a tarmac driveway with double gates. Access from the driveway into the garage, along with a gate allowing access to the rear garden.

Rear Garden:

To the rear of the property is a substantial garden, ready for landscaping and including a concrete hardstanding area, areas of gravel, a selection of mature shrubs/trees, and a timber summerhouse/store.

## GARAGE AND ATTACHED STORE

Garage:

Manual up and over garage door, pedestrian access door, two double glazed windows, WC, power sockets, and lighting.

Attached Store:

Pedestrian access door, double glazed window, plumbing for a washing machine, pedestal wash basin, cold-water tap, power sockets, and lighting.

## WHAT3WORDS:

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

## 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:

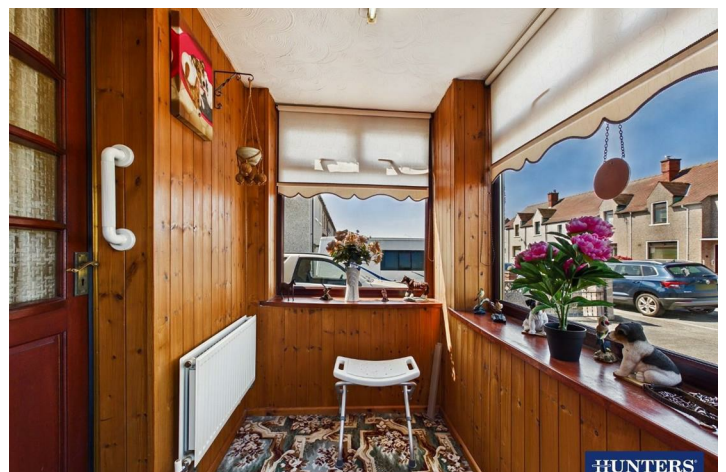
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



Floorplan



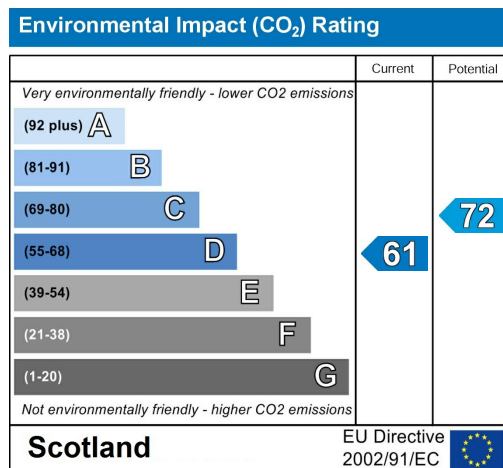
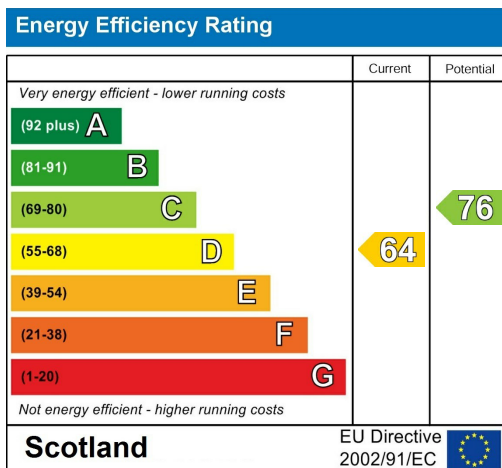








## Energy Efficiency Graph

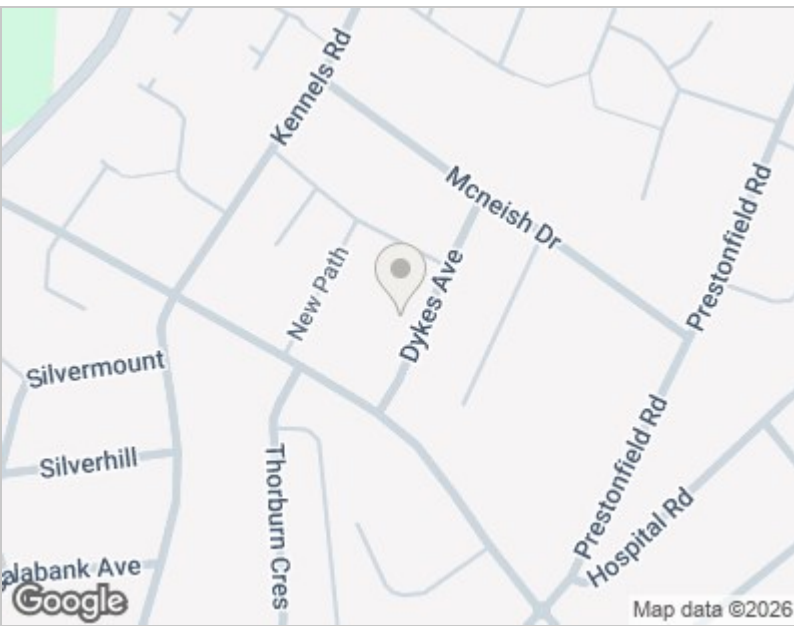


## Viewing

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



**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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