



## Drummond Road

Annan, DG12 5AU

Offers Over £115,000



- Modern End-Terrace House
- Popular Residential Area of Annan
- Living Room and Dining Room
- Two Double Bedrooms plus Three-Piece Family Bathroom
- Off-Road Parking for Two Vehicles

- Ideal for First-Time Buyers, Young Families & Investors
- Beautifully Presented and Move-In Ready
- Kitchen with Garden Access
- Landscaped Rear Garden with Patio, Artificial Lawn & Decking
- EPC - C

# Drummond Road

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This modern two-bedroom end-terrace house is beautifully presented throughout and offers stylish, move-in ready accommodation, making it an excellent choice for first-time buyers, young families and investors alike. Situated within a popular residential area of Annan, the property provides a well-balanced layout including a welcoming living room, separate dining room and a fitted kitchen with direct access to the rear garden. To the first floor, there are two double bedrooms and a three-piece family bathroom, creating comfortable and practical living space. Externally, the home continues to impress with a landscaped rear garden featuring a patio seating area, artificial lawn and decking, ideal for relaxing or entertaining, while off-road parking for two vehicles adds further everyday convenience. A viewing is essential to appreciate, contact Hunters today.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C 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:

### ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and a double glazed window to the front aspect.

### HALLWAY

Internal doors to the living room and kitchen, radiator, and stairs to the first floor landing with an under-stairs store.

### LIVING ROOM

Double glazed window to the front aspect, radiator, and an opening to the dining room.

### DINING ROOM

Double glazed window to the rear aspect, radiator, and an internal door to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, space for a fridge freezer, space with plumbing for a washing machine, space for a tumble dryer, one and a half bowl stainless steel sink with mixer tap, double glazed window to the rear aspect, and an external door to the rear garden.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, and a loft-access point.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the front aspect, radiator, built-in wardrobe with double doors, and an over-stairs cupboard with wall-mounted gas boiler internally.

### BATHROOM

Three piece suite comprising a WC, pedestal

wash basin, and a bath with mains shower over. Fully-boarded walls, radiator, extractor fan, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a low-maintenance shillied garden area, along with a tarmac driveway allowing off-street parking for two vehicles. The driveway extends to the side of the property and includes a gate to the rear garden.

### Rear Garden:

To the rear of the property is a generous low-maintenance garden, including a modern paved seating area accessible from the kitchen, an area of artificial lawn, raised sleeper borders, timber decking, and a timber garden shed. An external cold-water tap and power socket are situated on the rear elevation.

## WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](#) and enter - [///outboard.twin.enjoys](https://outboard.twin.enjoys)

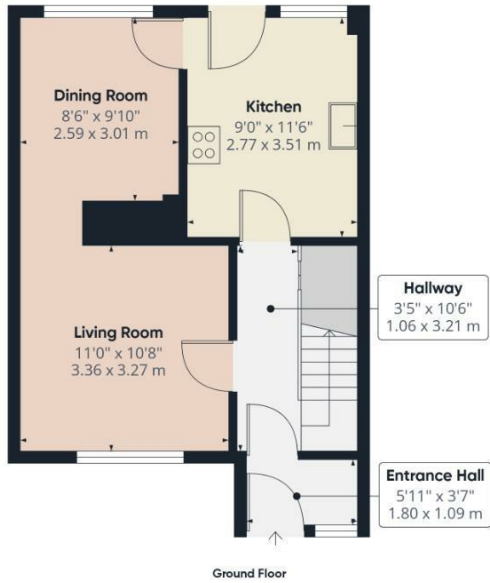
## AML DISCLOSURE:

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



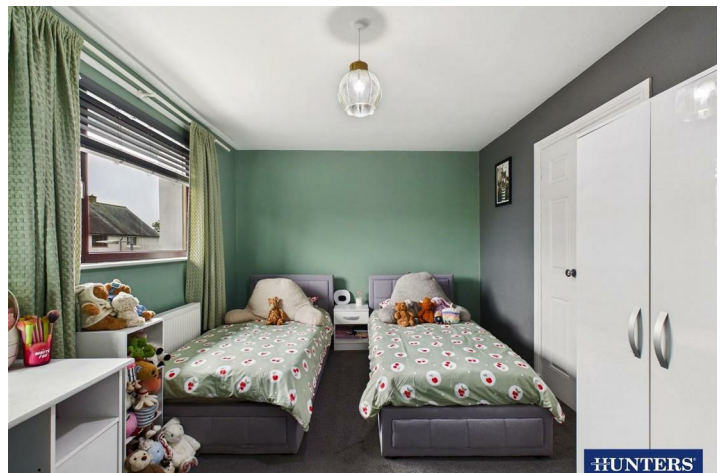
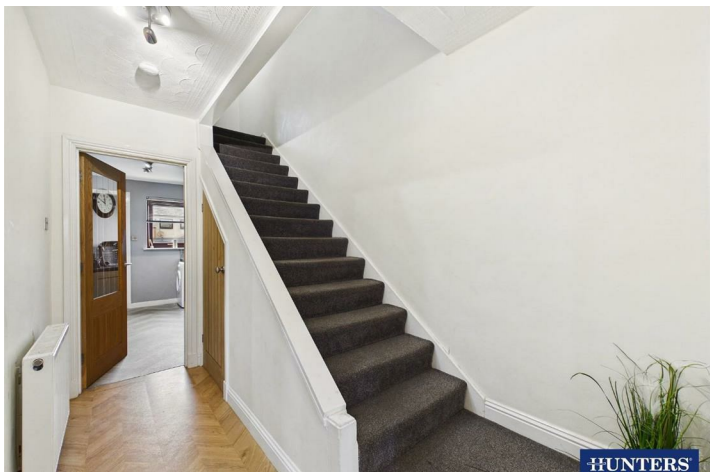
Approximate total area<sup>(1)</sup>  
774 ft<sup>2</sup>  
71.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

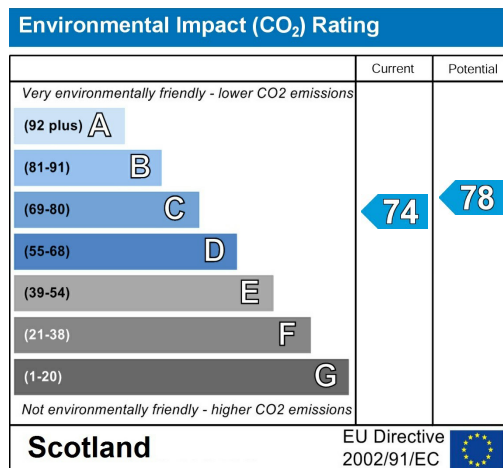
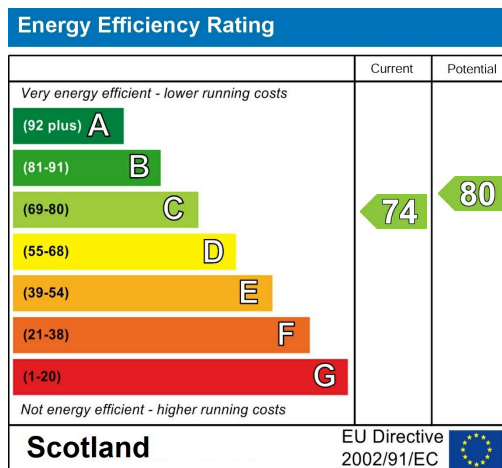
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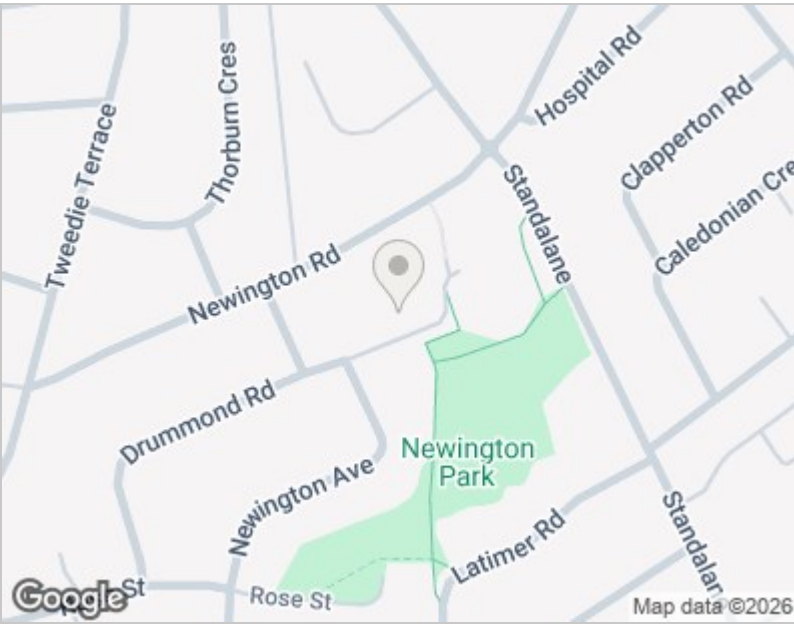
## Energy Efficiency Graph



## 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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