



## Calgary Grove

Eastriggs, Annan, DG12 6UB

Offers Over £285,000



- Exceptional Quality & High Specification Detached Bungalow
- Luxurious Family Bathroom,
- Living Room, Entrance Hallway with Storage,
- Solar Panels with Battery Storage and Heat Recovery System
- Large Garden Shed with Lighting & Power, Ample Onsite Driveway,
- 3 Double Bedrooms with Master Ensuite Shower Room,
- Stylish and Contemporary Family, Dining Kitchen with Sunroom,
- Gas Underfloor Central Heating, Double Glazing,
- Mature, Well Established Landscaped Gardens,
- Energy Rating - B

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Rarely does a bungalow of this quality and specification come to market. Presented in pristine, show-home condition throughout, this detached three-bedroom bungalow boasts a stylish, light-filled interior with a thoughtfully designed layout that flows effortlessly from room to room. The heart of the home is the stylish family, dining kitchen, seamlessly connecting through sliding double doors to a spacious living room, a perfect space for everyday living and entertaining. The master bedroom features a luxurious en-suite shower room, complemented by two further double bedrooms and a large luxurious family bathroom. Outside, the beautifully landscaped rear garden is a private haven ideal for relaxation or hosting guests, generous driveway, heat recovery system and fitted solar panels with battery that help reduce running costs. Situated nicely within the sought-after Stanfield development in Eastriggs, we encourage a viewing of this property for you to experience every aspect and detail that this excellent home has to offer.

The accommodation, which has gas under floor central heating, double glazing and solar panels, briefly comprises a entrance hallway, family dining kitchen, living room, hallway three double bedrooms, master en-suite and family bathroom internally whilst externally there is ample off-street parking, and gardens to the front and rear. EPC - B and Council Tax Band - E.

Located on the outer fringe of Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

## Entrance Hallway

Approached through double glazed door with, double cloak cupboard.

## Living Room

Front facing reception room with window to the front elevation.

## Family Dining Kitchen

Stylish, contemporary and the heart of the home boasting fitted base and wall units with complimentary worksurface over incorporating inset sink unit, integrated dishwasher, integrated freezer, plumbing for a washing machine, 4 ring induction hob with extractor unit above, eye level double oven, integrated microwave and space for an American style fridge/freezer. Leading into the dining and sunroom area providing versatility for use with a lovely outlook overlooking the rear garden.

## Hallway

Incorporating airing cupboard housing central heating boiler, loft access with pull down ladder and boarding for storage.

## Master Bedroom

Rear facing bedroom with window overlooking the garden and built in wardrobes with mirrored sliding doors.

## En-suite Shower

Incorporating 3 piece suite comprising of vanity unit with storage, sink unit and WC. Window and heated towel rail.

## Bedroom 2

Front facing bedroom with window to the front elevation and built in wardrobes with mirrored sliding doors.

## Bedroom 3

Front facing bedroom with window to the front

elevation and built in wardrobes with mirrored sliding doors.

## Bathroom

Stylish and luxurious bathroom suite comprising of walk in mains shower enclosure, vanity sink unit with storage below and vanity mirror above, double ended bath with mixer tap shower attachment and WC unit with storage. Window to the rear elevation and heated towel rail.

## Externally

To the front of the property is a low-maintenance shillied garden and a tarmac driveway providing off-street parking for up to four vehicles, with gated side access leading to the rear garden.

To the rear of the property is a landscaped, mature garden featuring established shrubbery, a paved seating area, gravelled sections, and a timber garden shed equipped with power and lighting.

## 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





Tel: 01387 245 898



### Energy Efficiency Graph

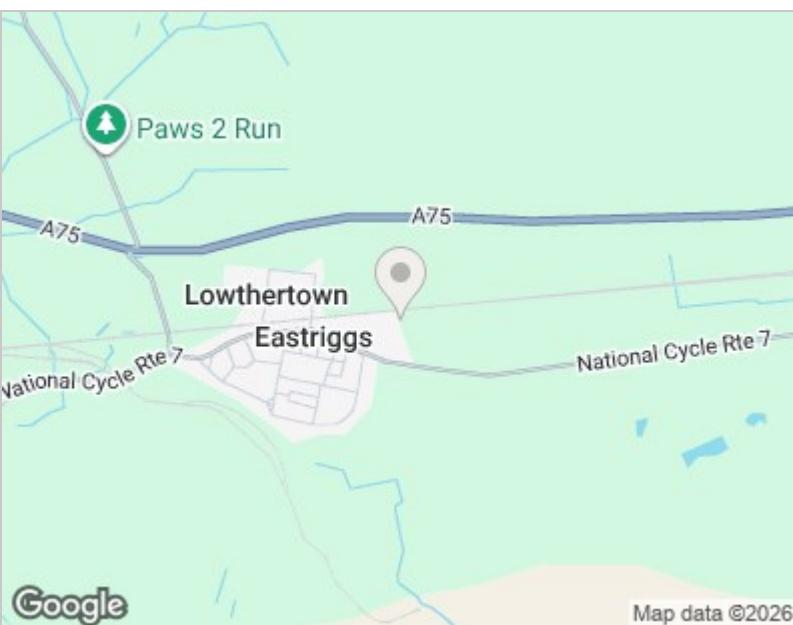
| Energy Efficiency Rating                           |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating |                         |           |
|--|-------------------------|-----------|--|-------------------------|-----------|
|  | Current                 | Potential |  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |  |                         |           |
| (92 plus) A  |                         |           | (92 plus) A                                    |                         |           |
| (81-91) B  |                         |           | (81-91) B                                      |                         |           |
| (69-80) C  |                         |           | (69-80) C                                      |                         |           |
| (55-68) D  |                         |           | (55-68) D                                      |                         |           |
| (39-54) E  |                         |           | (39-54) E                                      |                         |           |
| (21-38) F  |                         |           | (21-38) F                                      |                         |           |
| (1-20) G   |                         |           | (1-20) G                                       |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |  |                         |           |
| <b>Scotland</b>                                    | EU Directive 2002/91/EC |           | <b>Scotland</b>                                | EU Directive 2002/91/EC |           |

### Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898

Tel: 01387 245 898

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

