



1 Johnston Terrace

Carlisle Road, Annan, DG12 6QR

Offers Over £140,000



- No Onward Chain
- Located to the Outskirts of Annan
- Two Bedrooms
- Large Mature Rear Garden
- Gas Central Heating & Double Glazing

- Detached Bungalow with Huge Potential
- Spacious Living Room & Kitchen
- Five-Piece Family Bathroom
- Excellent Potential to Extend & Add Off-Road Parking
- EPC - D

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NO CHAIN - An excellent opportunity to purchase a detached bungalow with large rear garden, providing an ideal property to adapt and truly make your own. Offering great internal space, the property includes a spacious living room and kitchen, two bedrooms and a five-piece family bathroom. Stepping outside is what sets this property aside from the others, the rear garden offers exceptional space for outdoor enjoyment, or for those who wish to extend the accommodation or add dedicated off-street parking, there is ample space to do so, subject to relevant permissions. Contact Hunters Annan today to schedule your viewing of this great bungalow.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen, two bedrooms and bathroom internally. Externally there is a large rear garden and paved garden area to the side. EPC - D and Council Tax Band - C.

Conveniently situated towards the outskirts of Annan town, the property enjoys excellent access to a wealth of local amenities and transport connections. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

GROUND FLOOR:

HALLWAY

Entrance door from the side pathway, internal doors to the living room, two bedrooms and bathroom, built-in cupboard, recessed spotlights and a radiator.

LIVING ROOM

15'8" x 13'7" (4.78m x 4.14m)

Two double glazed windows to the front aspect, radiator, electric fire and an internal door to the kitchen.

KITCHEN

15'10" x 9'10" (4.83m x 3.00m)

Fitted kitchen with breakfast bar comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted gas boiler, recessed spotlights, tiled flooring, external door to the rear garden and a double glazed window to the rear aspect.

BEDROOM ONE

11'5" x 8'7" (3.48m x 2.62m)

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator and fitted wardrobe with sliding doors.

BEDROOM TWO

7'7" x 7'4" (2.31m x 2.24m)

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

BATHROOM

9'4" x 7'0" (2.84m x 2.13m)

Five piece suite comprising a WC, pedestal wash basin, bidet, bath and shower enclosure with mains shower. Fully-tiled walls, towel radiator, extractor fan and an obscured double glazed window. Measurements to the maximum points.

EXTERNAL:

Rear Garden:

Generous rear garden which benefits a large block-paved seating area, large lawned garden with mature borders and trees, timber garden shed and a greenhouse.

Side Garden:

Fully-paved side garden area which is accessible from the front pavement.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - hobbit.cringes.noisy

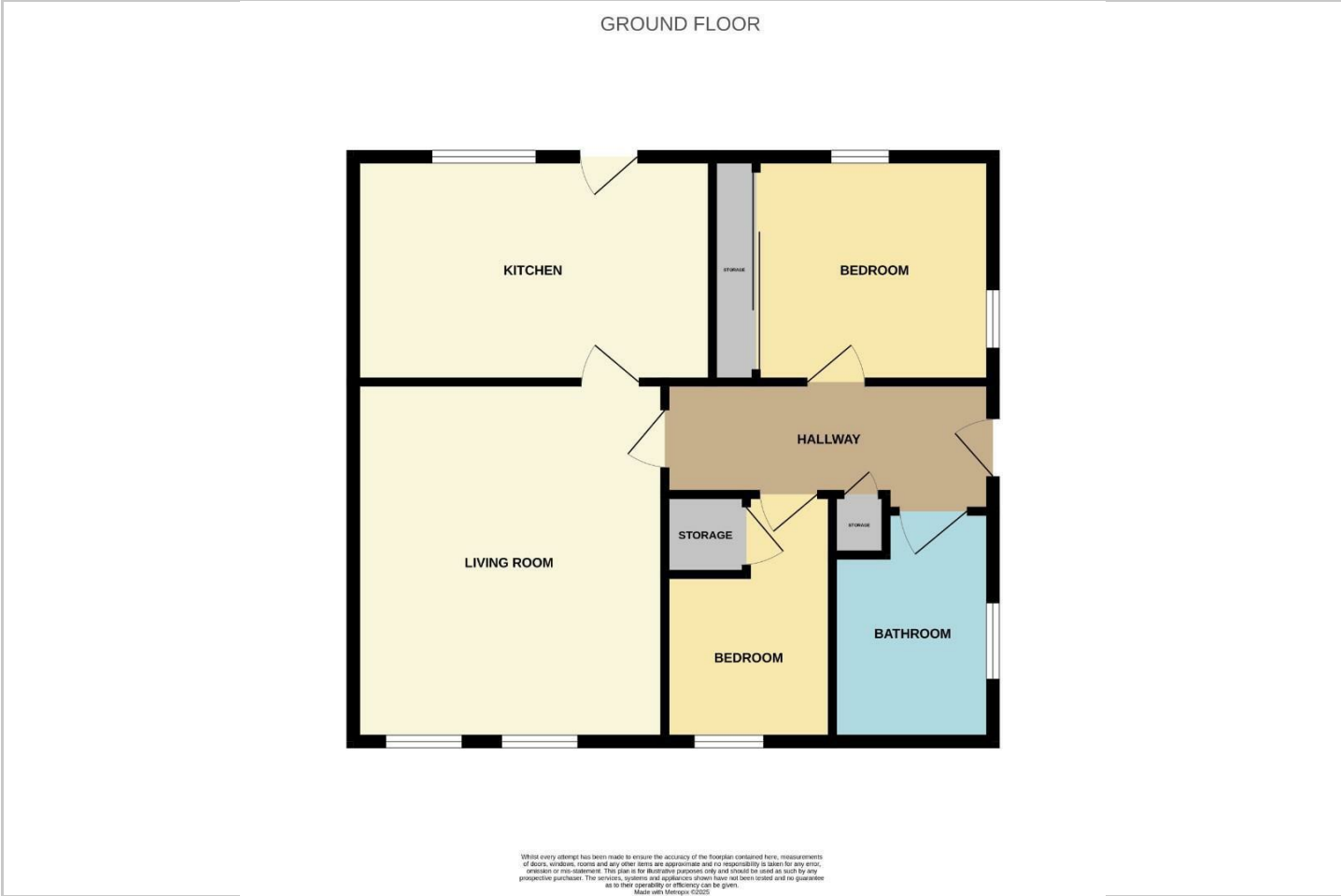
AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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

This properties Home Report 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.

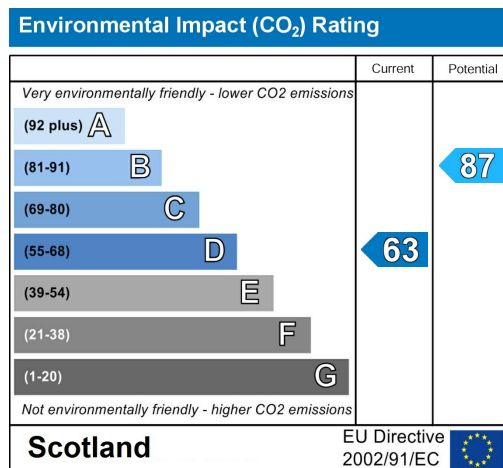
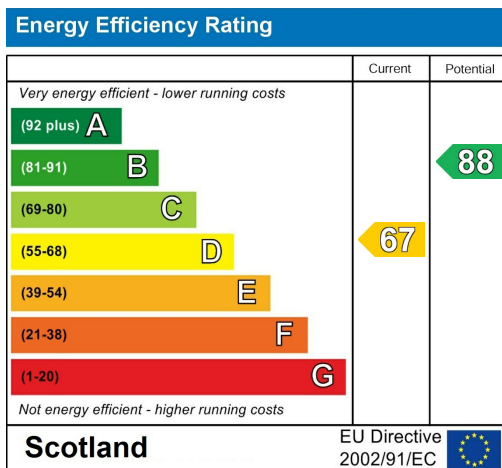
Floorplan







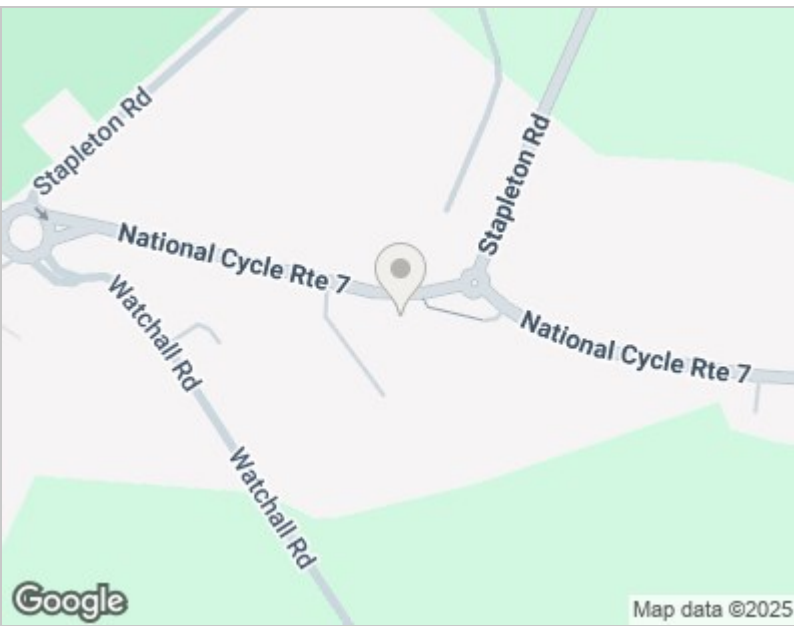
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

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.

Bridgend, High Street, Annan, DG12 6AG
Tel: 01387 245 898 Email: southwestscotland@hunters.com
<https://www.hunters.com>

