



St. Johns Road

Annan, DG12 6AW

Offers Over £300,000



- Immaculately Presented Semi-Detached Sandstone Villa
- Showcasing a Wealth of Period Features Throughout
- Six Bedrooms to the First and Second Floors, Plus an Office/Study Room
- Lovely Rear Garden with Lawn, Patio and a Convenient Wash House
- Off-Road Parking to the Rear with Carport
- Substantial Accommodation over Three Floors
- Three Reception Rooms
- Modern Family Bathroom with Separate WC, plus an additional Shower Room
- Versatile Attached Annexe with WC
- EPC - D

St. Johns Road

Annan, DG12 6AW

Offers Over £300,000



Offered to the market with no onward chain, this immaculately presented semi-detached sandstone villa provides an exceptional family home, combining beautifully maintained accommodation with an abundance of space and original period character. Arranged over three impressive floors, the property is defined by its generous proportions, high ceilings and wealth of retained features, including elegant cornicing and an impressive staircase connecting each level of the home. The versatile accommodation includes three spacious reception rooms, providing excellent flexibility for everyday family life, formal dining and entertaining, together with six well-proportioned bedrooms arranged across the first and second floors. A separate office or study provides a dedicated space for working from home, studying or pursuing hobbies away from the main living accommodation. A modern family bathroom with separate WC is complemented by an additional shower room, ensuring the layout is perfectly suited to the demands of a larger or growing family. Externally, the lovely rear garden features a lawn, patio seating area and convenient wash house, while the attached annexe, complete with its own WC, provides a fantastic and highly adaptable additional space, ideal for a home business, hobbies, guest accommodation or future development, subject to any necessary consents. Off-road parking with carport over is located to the rear of the property. Ideally positioned just minutes' walk from Annan town centre and its wide range of shops, schools, amenities and transport links, this outstanding period home offers a rare combination of condition, character, space and convenience.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - F.

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 feature tiled flooring.

HALLWAY

Internal doors to the lounge, sitting room, dining room and WC/cloakroom, two radiators, and stairs to the first floor landing with an under-stairs cupboard.

LOUNGE

Double glazed bay window to the front aspect, radiator, and a fireplace with timber surround and inset wood-burning stove.

SITTING ROOM

Double glazed patio doors to the rear garden, radiator, fireplace with gas fire, and alcove shelving.

DINING ROOM

Double glazed window to the rear aspect, radiator, decorative fireplace, fitted alcove cabinet with display unit, and an opening to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and display units with worksurfaces and tiled splashbacks above. Integrated range cooker with gas burners and electric oven, extractor unit, space for a fridge freezer, space with plumbing for a dishwasher, one bowl stainless steel sink with mixer tap and draining board, recessed lighting, external door to the rear garden, and two double glazed windows to the rear aspect.

WC/CLOAKROOM

Two piece suite comprising a WC and counter-top wash hand basin. Cupboards housing the electricity consumer unit and gas meter, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with further stairs to the second floor landing, internal doors to four bedrooms, bathroom and WC, radiator, built-in linen cupboard with double doors, and an obscured double glazed window.

BEDROOM ONE

Double glazed bay window to the front aspect, radiator, and a decorative fireplace.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, decorative fireplace, alcove shelving, and an internal door to bedroom four.

BEDROOM THREE

Double glazed window to the front aspect, radiator, decorative fireplace, and alcove shelving.

BEDROOM FOUR

Double glazed window to the rear aspect, radiator, and alcove shelving.

BATHROOM & SEPARATE WC

Bathroom:

Three piece suite comprising a pedestal wash basin, bathtub with hand shower attachment, and a walk-in shower enclosure benefitting an 'Aqualisa' digital shower with rainfall shower head and hand attachment. Part-tiled walls, towel radiator, recessed lighting, extractor fan, obscured double glazed window, and a fitted cupboard with wall-mounted gas boiler and shelving internally.

WC:

WC, wall-mounted wash hand basin, and an obscured double glazed window.

SECOND FLOOR:

LANDING

Stairs up from the first floor landing, and internal doors to two bedrooms, office/study and the shower room.

BEDROOM FIVE

Double glazed bay window to the rear aspect, single glazed roof window, electric heater, two built-in wardrobes with double doors, and an additional walk-in storage area.

BEDROOM SIX

Double glazed window to the rear aspect, and an electric heater.

OFFICE/STUDY

Double glazed window to the front aspect, and an electric heater.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with electric shower unit. Part-tiled walls, electric radiator, and a single glazed roof window.

EXTERNAL:

Front Garden:

To the front of the property is a lawned front garden with mature hedging to the boundaries, along with an access pathway to the side of the property leading to the rear garden. On-street parking is available within St. Johns Road.

Rear Garden & Private Parking:

To the rear of the property is an enclosed and neatly maintained garden, benefitting a generous paved seating area, lawn, and a concrete hardstanding area which benefits a shelter/carport over. This area includes an access gate to the shared rear lane allowing for off-road parking for one vehicle. Additionally, the rear garden includes a timber log store, dog-kennel with run, and an external cold water tap.

WASH HOUSE

Pedestrian access door, single glazed window, one bowl stainless steel sink, plumbing for a washing machine, fitted shelving, power sockets and lighting.

ANNEXE

Hall:

Entrance door from the rear garden, internal door to the annexe room, opening to the WC/store area, and a built-in cupboard with shelving internally.

Annexe Room:

Two double glazed windows, two radiators, power sockets and lighting.

WC/Store area:

WC, and part-tiled flooring.

WHAT3WORDS:

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

AML DISCLOSURE:

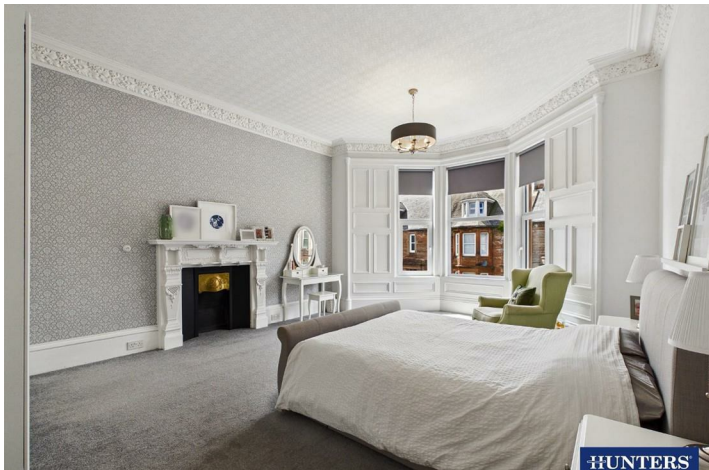
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

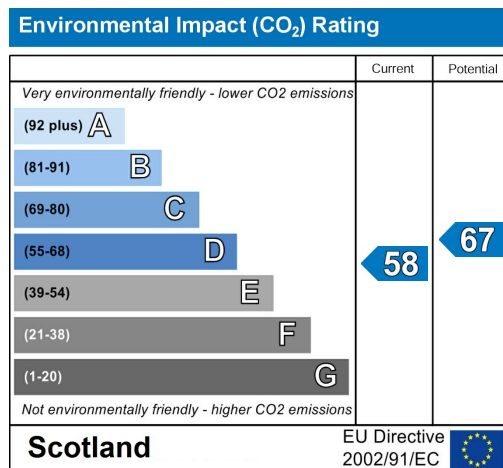
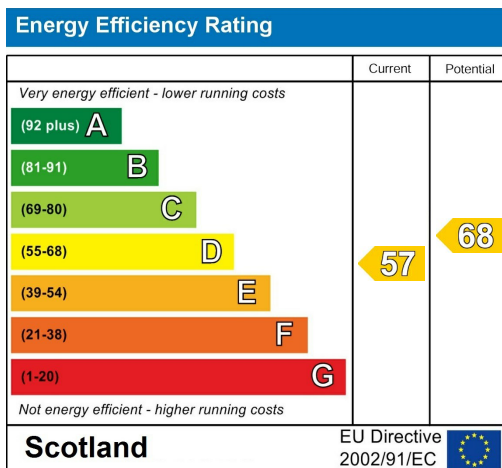
Floorplan







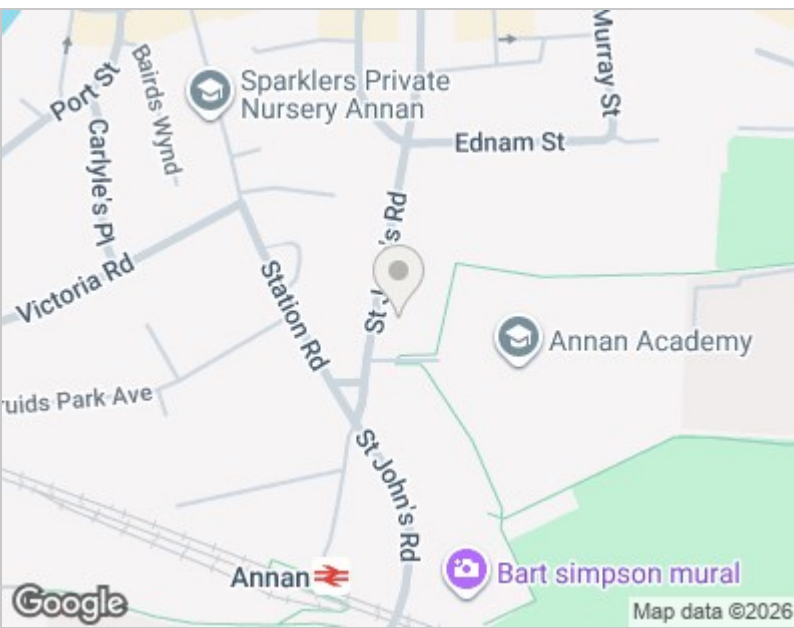
Energy Efficiency Graph



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



HUNTERS®
HERE TO GET *you* THERE

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 St, Dumfries, Annan, DG12 6AG

Tel: 01387 245898 Email: annan@hunters.com

www.hunters.com

