



HUNTERS[®]
HERE TO GET *you* THERE

23 Mcmurdo Road, Annan, DG12 6DD

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Offers Over £85,000

Situated within a popular residential area of Annan, this well-presented two-bedroom mid link home is ideal for a wide range of buyers. The property features a spacious dining kitchen, living room and conservatory, perfect for those looking for a home they can make their own. To the first floor there are two good-sized double bedrooms and a modern shower room, while outside there is ample communal parking available on McMurdo Road. Located within walking distance of local amenities and just around the corner from Elmvale Primary School, this home offers great potential to personalise over time. Early viewing is highly recommended.

The accommodation, which has central heating and double glazing throughout, briefly comprises of entrance hall, living room, dining kitchen and conservatory to the ground floor with a landing, two bedrooms and shower room to the first floor. Externally there is a shrubbery forecourt garden to the front and rear is a walled and gated forecourt garden providing onsite parking or a courtyard garden t. EPC - C and Council Tax Band - B.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within the town 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.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

882 ft²

81.8 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 5 ft/1.5 m

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

GIRAFFE 360

Entrance Hall

Approached via a double-glazed entrance door, the entrance hall provides access to the principal accommodation and staircase leading to the first floor

Living Room

A welcoming front-facing reception room with double-glazed window to the front elevation, radiator and useful under-stair storage area

Dining Kitchen

Fitted with a range of complementary wall and base units with work surfaces over, incorporating a gas hob with extractor hood above, eye-level electric oven and sink unit. There is plumbing and space for an automatic washing machine, a double-glazed window overlooking the rear elevation, radiator and built-in storage cupboard housing the central heating boiler.

Conservatory

A useful additional living space enjoying double-glazed windows overlooking the rear courtyard garden, together with a built-in storage cupboard.

Bedroom 1

A well-proportioned front-facing bedroom with double-glazed window to the front elevation, radiator, built-in wardrobes with sliding doors and useful over-stair storage cupboard.

Bedroom 2

A rear-facing bedroom with double-glazed window to the rear elevation, built-in shelving and further useful storage cupboard housing the central heating boiler

Shower Room

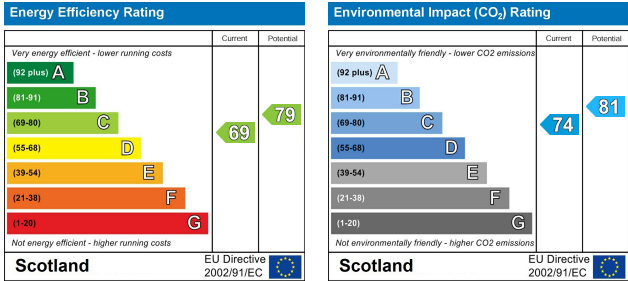
Comprising of a shower cubicle with electric shower, pedestal wash hand basin and WC, together with double-glazed window and radiator.

Externally

To the front is a forecourt shrubbery garden, with steps leading through a gated access to the front of the property. To the rear is enclosed courtyard garden providing a versatile, low-maintenance space which can be enjoyed as a sitting area or utilised as an on-site driveway, approached via double-opening gated access with a tarmac surface.

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.



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. 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.







