



## Morningside Road

Annan, DG12 6LB

Offers Over £190,000



- Semi-Detached Family Home in a Popular Location
- Excellent Potential to Personalise
- Bright Living Room plus Conservatory with Garden Access
- Family Bathroom & Ground-Floor Shower Room
- Off-Road Parking for Two Vehicles

- Substantial Internal Accommodation & Large Plot
- Modern High-Gloss Kitchen with Large Island & Breakfast Bar
- Five Bedrooms (One Ground-Floor)
- Fantastic Low-Maintenance Rear Garden with Substantial Outbuilding/Workshop
- EPC - C

# Morningside Road

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This five-bedroom semi-detached family home occupies a generous plot within a popular area of Annan and offers spacious, versatile accommodation that will appeal to growing families and buyers seeking a home they can shape around their lifestyle. Offering excellent scope to personalise, the property already benefits from a modern high-gloss kitchen complete with a large central island and breakfast bar, creating a superb social hub for both everyday family life and entertaining. A bright and comfortable living room, along with a conservatory with direct access to the rear garden, adds further flexibility to the ground floor layout. In total, the home provides five well-proportioned bedrooms, including one conveniently situated on the ground floor, making it particularly well suited to multi-generational living, guest accommodation, or those requiring a dedicated home office. A family bathroom and separate ground-floor shower room further enhance the practicality of the accommodation. Externally, the property continues to impress with a fantastic low-maintenance rear garden and a substantial outbuilding/workshop, offering excellent potential as a private workspace, hobby room, studio, gym, or simply exceptional storage. Off-road parking for two vehicles completes the appeal of this adaptable and well-proportioned home. A spacious and flexible property with excellent potential both inside and out, this is a home that must be viewed to be fully appreciated.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

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

Stairs up to the first floor landing, and internal doors to the living room, kitchen breakfast room, and bedroom five.

### LIVING ROOM

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

### KITCHEN BREAKFAST ROOM

Modern high-gloss kitchen with central island and breakfast bar, comprising an extensive range of fitted base, wall and drawer units with matching worksurfaces and upstands above. Integrated NEFF slide'n'hide electric oven, five-burner gas hob, extractor unit, integrated fridge freezer, one and a half bowl sink with mixer tap, radiator, under-stairs cupboard, internal door to the rear hall, and two double glazed windows to the rear aspect.

### REAR HALL

Radiator, and internal doors to the conservatory, shower room and utility room.

### CONSERVATORY

Radiator, double glazed windows to the rear aspect, and double glazed patio doors to the rear garden.

### SHOWER ROOM

Three piece suite comprising a WC, wall-mounted wash hand basin, and a corner shower enclosure with mains shower unit. Boarding-splashbacks within the shower enclosure and above the wash basin, designer radiator, and an obscured double glazed window.

### UTILITY ROOM

Fitted worksurfaces, space with plumbing for a washing machine, space with venting for a tumble dryer, and a wall-mounted gas boiler.

### BEDROOM FIVE

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

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, loft-access point, and a double glazed window to the rear aspect.

### BEDROOM ONE

Two double glazed windows to the front aspect, and a radiator.

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a built-in wardrobe/cupboard.

## BEDROOM FOUR

Double glazed window to the side aspect, and a radiator.

## FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded and part-tiled walls, chrome towel radiator, and an obscured double glazed window.

## EXTERNAL:

Rear Garden:

To the rear of the property is a large enclosed garden, benefitting two paved seating areas, an artificial lawn, gravelled play/drying area, brick pizza-oven, timber garden shed, and an external cold-water tap. Access into the workshop/outbuilding.

Front Garden/Parking:

To the front of the property is an area of off-road parking for one/two vehicles, with access down the side of the property to the rear garden.

## WORKSHOP/OUTBUILDING

A substantial timber workshop/outbuilding which includes a large pedestrian access door, power and lighting.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - harnessed.entrusted.oasis

## 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



Ground Floor Building 1

Approximate total area<sup>®</sup>  
1445 ft<sup>2</sup>  
134.2 m<sup>2</sup>



Floor 1 Building 1



(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.

GIRAFFE 360



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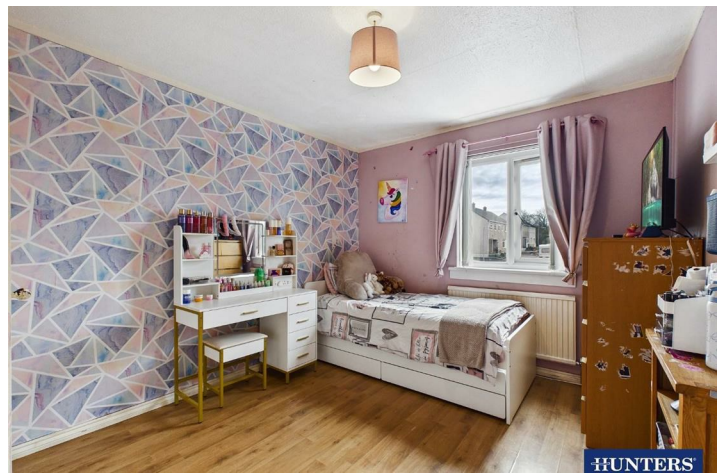
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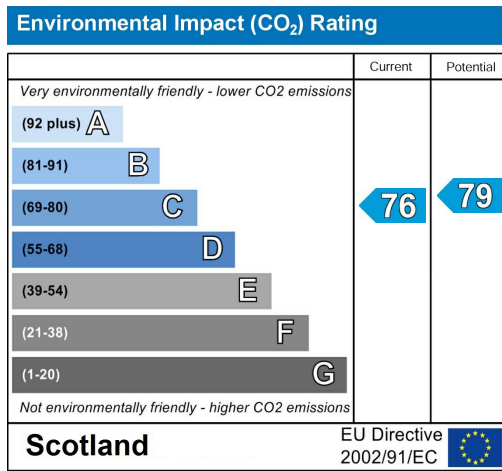
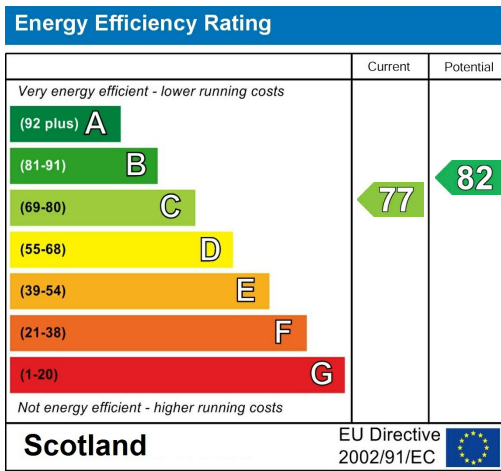


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### Energy Efficiency Graph



### 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



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