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8 Caledonian Crescent, Annan, DG12 5JJ
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Offers Over £115,000

Situated within a popular residential area of Annan, this immaculately presented semi-detached house offers well-proportioned and versatile accommodation, presented in excellent condition throughout. The property is ideally suited to a range of buyers and is ready for its new owner to move straight in and enjoy. Externally, the property benefits from convenient off-street parking to the front, along with a garage and attractive, low-maintenance gardens. To the rear, the fully enclosed garden provides an excellent outdoor space, featuring a combination of decking, patio and artificial lawn — ideal for relaxing, entertaining or enjoying family time. Early viewing is highly recommended to fully appreciate the presentation, accommodation and outdoor - Contact Hunters today.

Internally, the accommodation comprises an entrance hall, spacious living room, well-appointed kitchen with access to a bright conservatory, two generous double bedrooms and a modern bathroom. Further benefits include gas central heating and double glazing. Energy Rating: D| Council Tax Band: B

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.

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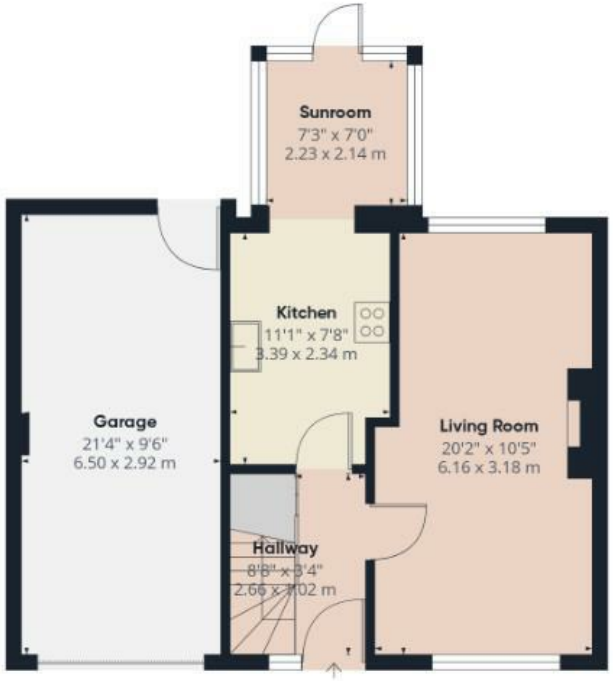
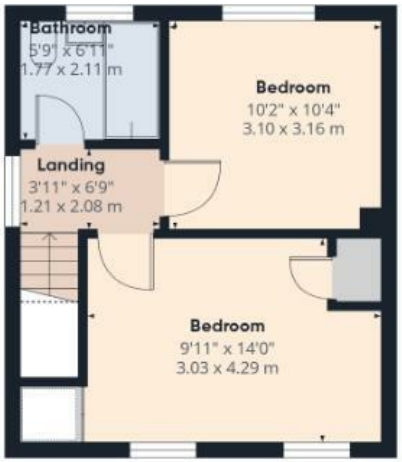


Ground Floor



Floor 1

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Approximate total area(1)

903 ft²

83.8 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.

GIRAFFE360

Ground Floor

Entrance Hallway
Welcoming entrance hall accessed via a double-glazed door with matching side panel. Incorporating useful under-stair storage.

Living Room
A bright dual-aspect reception room featuring double-glazed windows to both the front and rear elevations, together with two radiators.

Kitchen
Fitted with a range of wall and base units with a complementary work surfaces and integrated appliances, including gas hob, extractor and oven. Further features include a sink unit and plumbing for an automatic washing machine.

Conservatory
A useful additional extension of the kitchen with double-glazed windows and door providing direct access to the rear garden. Radiator included.

First Floor

Landing
The landing provides access to both bedrooms and bathroom, with loft access via a pull-down ladder. The loft benefits from roof window and potential to be utilised for storage.

Bedroom 1
A front-facing master bedroom with two double-glazed windows, built-in over-stair storage cupboard, built-in wardrobe and radiator.

Bedroom 2
A well-proportioned rear-facing bedroom with double-glazed window overlooking the rear garden and radiator.

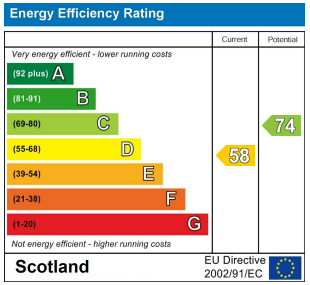
Bathroom
Modern three-piece suite comprising P-shaped panelled bath with electric shower over and glazed screen, pedestal wash hand basin and WC. Double-glazed window and heated towel rail.

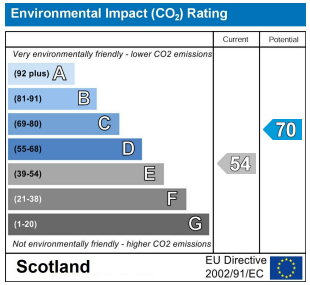
Externally
To the front of the property is a low-maintenance shillied garden, with on-site driveway leading to the garage. The enclosed rear garden is designed for easy maintenance and entertaining, featuring a decking seating area, patio extension, artificial lawn and pedestrian access to the garage

Garage
The garage benefits from an up-and-over door, power and lighting, pedestrian access to the rear and houses the central heating boiler.

Home Report
This property Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

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.

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IT'S A GOOD DAY TO BE HAPPY
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girl power
IT'S A GOOD DAY TO BE HAPPY
I AM KIND
I AM LOVED
I AM SMART
I AM BRAVE
I AM HONEST
I AM STRONG
I AM HELPFUL
I CAN DO HARD THINGS
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