



## Fernlea Crescent

Annan, DG12 6LS

Offers Over £100,000



- No Onward Chain
- Fantastic Opportunity to Modernise and Add Value
- Three Double Bedrooms
- Low-Maintenance Gardens
- On-Street Parking

- Deceptively Spacious Mid-Terraced House
- Spacious Living Room, Fitted Kitchen and Large Rear Porch
- Family Shower Room & Ground-Floor WC
- Large Brick Outbuilding with Power, Lighting & Excellent Storage Potential
- EPC - D

# Fernlea Crescent

Annan, DG12 6LS

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**NO CHAIN** - This deceptively spacious three-bedroom mid-terraced home is an ideal purchase for buyers seeking generous accommodation, superb potential, and the opportunity to create a home to their own taste. The property is well laid out for day-to-day living, briefly comprising a spacious living room, fitted kitchen, and a useful rear porch which provides valuable additional space and practicality. To the first floor, there are three double bedrooms and a family shower room, while a ground-floor WC adds further everyday convenience. Outside, the property benefits from low-maintenance gardens to the front and rear, together with a substantial brick-built outbuilding with power and lighting, offering superb versatility for storage, workshop use, or a variety of other purposes. With on-street parking available and excellent scope to modernise, improve, and add value, this is a fantastic opportunity for a wide range of buyers. Early viewing is strongly recommended to fully appreciate the space, flexibility, and potential this home has to offer.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and 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.

Tel: 01387 245898

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal door to the living room, built-in cupboard with bi-folding doors, radiator, stairs to the first floor landing, and an obscured double glazed window.

### LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear porch, two radiators, and a fireplace with gas fire.

### KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space with plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, obscured double glazed window, and an internal door to the rear porch.

### REAR PORCH

Double glazed windows to the rear aspect, external door to the rear garden, internal door to the WC, radiator, and tiled flooring.

### WC

Two piece suite comprising a WC and wall-mounted wash hand basin. Tiled flooring, radiator, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and shower room, radiator, and a loft-access point.

### BEDROOM ONE

Double glazed window to the rear aspect, radiator, and a built-in cupboard with double doors and water-cylinder internally.

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs cupboard with double doors.

### SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a corner shower enclosure benefitting a mains shower with rainfall shower head. Chrome towel radiator and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a low-maintenance, block-paved garden, with a raised terrace and steps providing access to the property. Parking is available on-street within Fernlea Crescent.

### Rear Garden:

To the rear of the property is a low-maintenance garden, fully paved for ease of upkeep and incorporating a large outbuilding, a block-paved seating area, and an external cold-water tap.

## OUTBUILDING

Pedestrian access door, two double glazed windows, power sockets, and lighting.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - focus.handlebar.nanny

## AML DISCLOSURE:

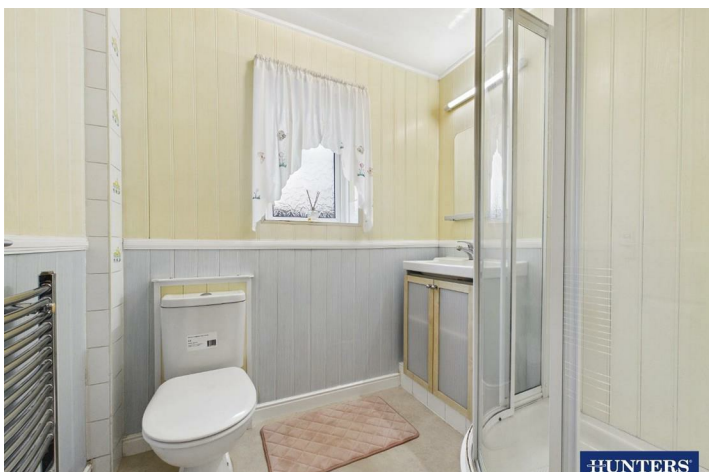
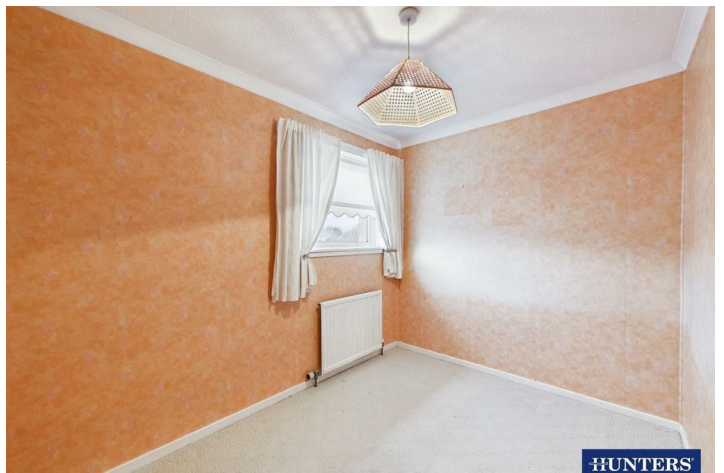
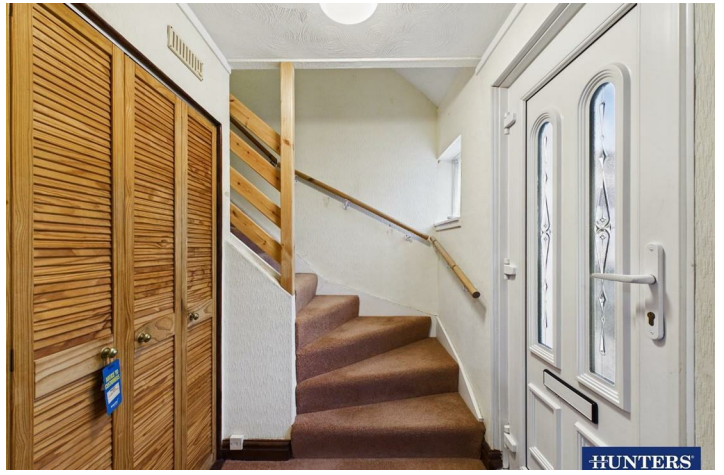
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

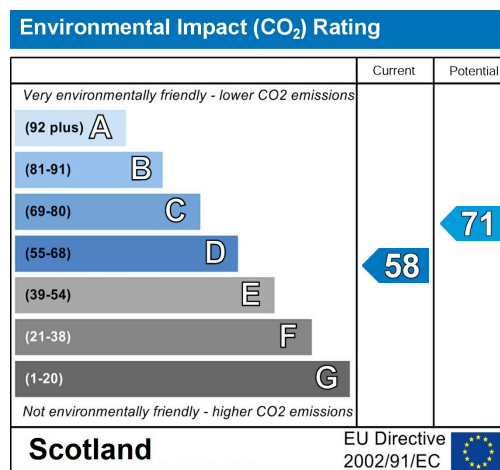
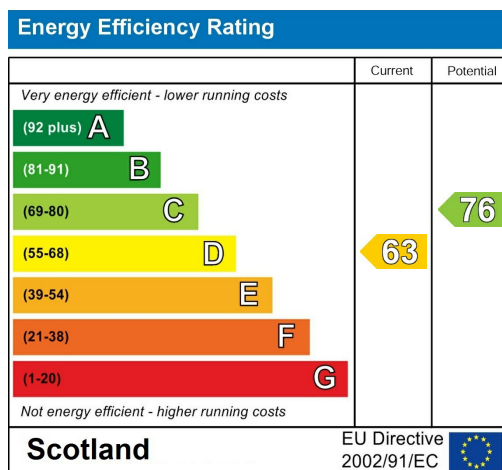






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### Energy Efficiency Graph

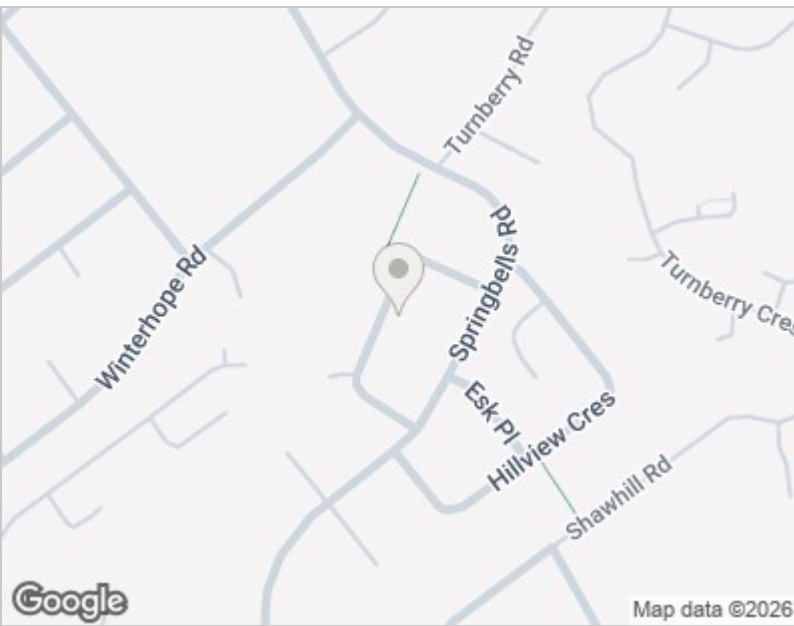


### Viewing

Please contact our Hunters 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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HERE TO GET YOU THERE

Tel: 01387 245898



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.

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