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East Hecklegirth

Annan, DG12 6HR

Offers Over £225,000

3 1 2 D

- Bay-Fronted Detached Bungalow
- Immaculately Presented Throughout and Move-In Ready
- Contemporary Kitchen with Bright Adjoining Sunroom
- Wonderful Attic Room with Bay-Window Offering Panoramic Outlook
- Gated Off-Road Parking plus Detached Garage
- Sought-After East Hecklegirth Area of Annan
- Dual-Aspect Living Room with Electric Fire
- Three Double Bedrooms and Modern Four-Piece Family Bathroom
- Gardens to the Front and Rear
- EPC - D

Tel: 01387 245898

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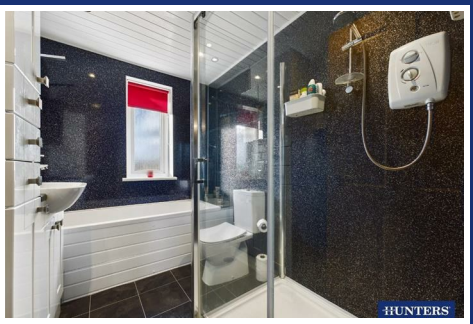

Occupying a desirable position within the sought-after East Hecklegirth area of Annan, this exceptional bay-fronted detached bungalow offers beautifully appointed accommodation, finished to an excellent standard throughout and presented in immaculate, move-in-ready condition. The thoughtfully arranged accommodation includes a dual-aspect living room with an attractive electric fire, alongside a superb contemporary kitchen featuring elegant quartz worksurfaces and flowing seamlessly into a bright adjoining sunroom, overlooking the rear garden and providing a wonderful space for dining and relaxation. Three generously proportioned double bedrooms and a stylish four-piece family bathroom complete the ground-floor accommodation. A particularly distinctive feature of this home is the impressive attic room, accessed via a pull-down ladder from the hallway, offering a substantial and versatile additional space suitable for a variety of ancillary uses. Its charming bay window frames spectacular panoramic views towards the distant Northern Lakeland Fells, the Solway Coast and the distinctive outline of Criffel, creating a truly remarkable outlook. Externally, the property continues to impress, with a nicely landscaped rear garden featuring a patio, lawn and established fruit trees, creating a delightful setting for outdoor enjoyment and home-grown produce. An attractive lawned front garden, gated off-road parking for numerous vehicles and a detached garage complete this outstanding home. Combining exceptional presentation, quality finishes and a highly regarded residential location, this wonderful bungalow simply must be viewed to be fully appreciated.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - E.

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.

GROUND FLOOR:

ENTRANCE HALL
Entrance door from the front, and an internal door to the hallway.

HALLWAY
Internal doors to the living room, kitchen, three bedrooms and family bathroom, radiator, and a loft-access point.

LIVING ROOM
Double glazed window with rear outlook, double glazed window with side outlook, radiator, and fireplace with electric fire.

KITCHEN
Contemporary fitted kitchen comprising a range of base, wall, drawer and pull-out larder units with matching quartz worksurfaces and upstands above. Integrated eye-level electric double oven with gill, gas hob, extractor unit, integrated dishwasher, integrated fridge freezer, space with plumbing for a washing machine, space for a tumble dryer, one bowl sink with mixer tap and draining board, under-counter lighting, double glazed window with side outlook, and open-access to the sunroom.

SUNROOM
Double glazed windows with rear outlook, external door to the rear garden, vertical radiator, and an in-built cupboard with lighting and wall-mounted gas boiler internally.

BEDROOM ONE
Double glazed bay window with front outlook, and a radiator.

BEDROOM TWO
Double glazed bay window with front outlook, and a radiator.

BEDROOM THREE
Double glazed bay window with rear outlook, and a radiator.

FAMILY BATHROOM
Comprising a WC, vanity unit with semi-inset wash basin and matching tall storage unit, bathtub with hand shower attachment, and a shower enclosure benefitting electric shower unit. Part-boarded walls, chrome towel radiator, recessed lighting, and an obscure double glazed window.

FIRST FLOOR:

ATTIC ROOM
Accessible from the hallway via pull-down ladder, complete with double glazed bay window with rear outlook, radiator, and eaves-access point.

EXTERNAL:
Front Garden & Driveway:
To the front of the property is a lawned garden with established borders, alongside a double-gated block paved driveway which extends to the side of the property towards the detached garage. A gate from the driveway provides access to the rear garden, along with a pathway, gate and external cold-water tap to the right side of the property.
Rear Garden:
To the rear of the property is an enclosed garden, benefitting a paved patio directly accessible from the sunroom, along with a lawn, borders and mature fruit trees.

GARAGE
Manual up-and-over garage door, pedestrian access door, double glazed window, power socket and lighting.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///promising.enrolling.boardroom

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


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Sunroom
8'2" x 15'11"
2.50 x 4.86 m
Bathroom
6'5" x 8'9"
1.97 x 2.69 m
Bedroom Three
8'8" x 10'6"
2.66 x 3.21 m
Living Room
12'10" x 11'10"
3.91 x 3.61 m
Kitchen
8'4" x 11'10"
2.56 x 3.61 m
Hallway
4'6" x 12'1"
1.37 x 3.69 m
Bedroom Two
13'9" x 12'4"
4.20 x 3.77 m
Bedroom One
13'9" x 12'3"
4.19 x 3.75 m
Entrance Hall
4'5" x 3'2"
1.36 x 0.97 m
W
S
N
E
Ground Floor Building 1
Approximate total area(1)
1011 ft²
93.9 m²
(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.
GIRAFFE360


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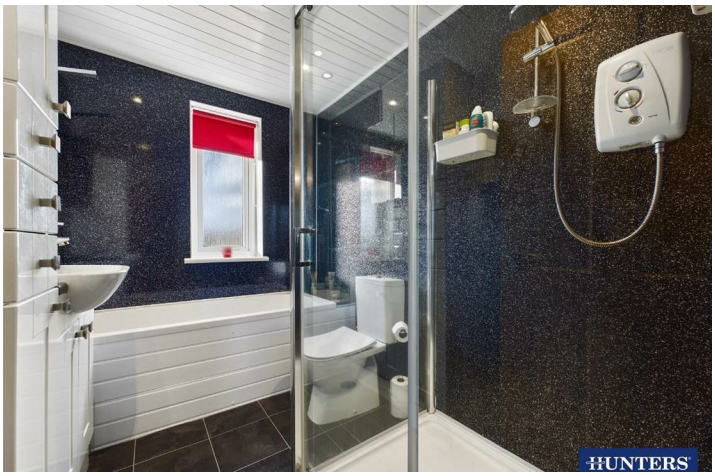
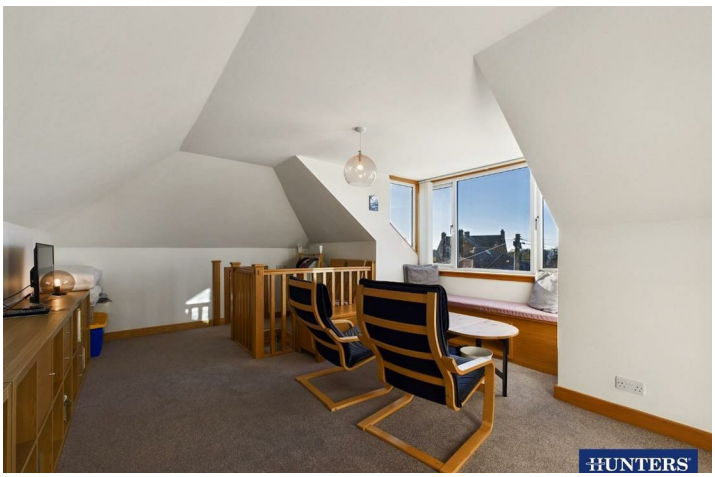


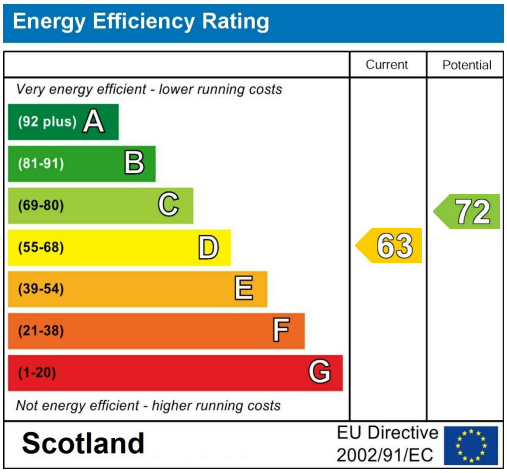


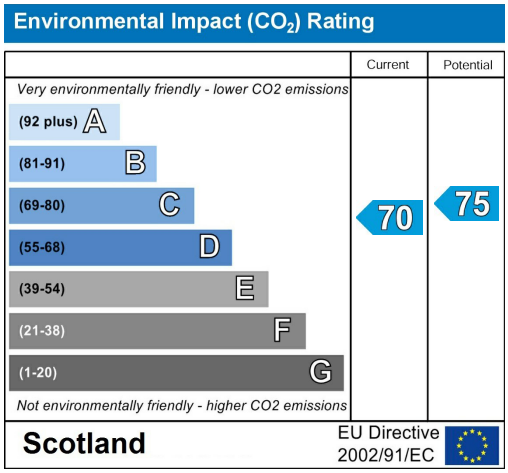






Energy Efficiency Graph





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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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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The Property Ombudsman