

HUNTERS®
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4 Queensberry Gardens, Powfoot, Annan, DG12 5QW

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Fixed Asking Price £390,000

Peacefully situated within a prestigious development in Powfoot, moments from the stunning Solway coastline and beach, this executive four bedroom detached family home is offered to the market in impeccable condition throughout and enjoys lovely first-floor views towards the seascape and bay. Internally, the home is second to none, featuring a bright open-plan living and dining room with a charming fireplace and direct access to the rear garden, alongside an extensive fitted kitchen with breakfast-bar peninsula and an additional dining area. Upstairs, four generous bedrooms are complemented by a lovely master en-suite and a spacious four-piece family bathroom, providing excellent convenience for family life. A handy downstairs WC/cloakroom is also ideal for guests. Outside, the generous rear garden is thoughtfully landscaped and provides the perfect space for entertaining, relaxing and children playing. A large paved seating area enjoys a pleasant outlook down the garden, alongside a neat lawn with mature trees and shrubs, and a fabulous summerhouse offering a weatherproof space to enjoy year-round. Completing this excellent home is a lawned front garden, block-paved driveway and large integral garage, combining practicality with kerb appeal. A home not to be missed, immaculately presented, superbly located and boasting exceptional views. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:
Oil-Fired Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - F.

The charming coastal village of Powfoot enjoys a truly enviable setting on the Solway Firth, just 4 miles from the town of Annan in Dumfries & Galloway. Famed for its breathtaking estuary views, abundance of wildlife and tranquil pace of life, Powfoot is a haven for those who enjoy the outdoors, with miles of unspoiled coastal walks and cycle routes right on the doorstep. A highlight of the village is the highly regarded Powfoot Golf Club, often described as “one of golf’s best kept secrets,” offering a beautifully kept links course and a welcoming clubhouse. Despite its peaceful atmosphere, Powfoot is ideally located for convenience, with Annan close by providing a wide range of everyday amenities including supermarkets, independent shops, cafes, restaurants, bars and excellent transport connections by road and rail. Families are well served by reputable primary schools in nearby villages, while secondary education is available in both Annan and Dumfries. For commuters, the A75, A74(M) and mainline rail station at Annan ensure straightforward access to Carlisle, Dumfries, Glasgow and beyond. Blending stunning coastal scenery with excellent connections and community spirit, Powfoot offers a rare balance of relaxation and practicality, making it one of Dumfries & Galloway’s most desirable places to call home.



Ground Floor





Floor 1

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Approximate total area(1)

1612 ft²

149.6 m²

Reduced headroom

7 ft²

0.6 m²

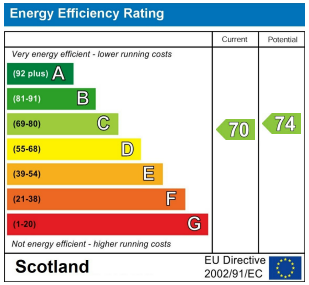
(1) Excluding balconies and terraces

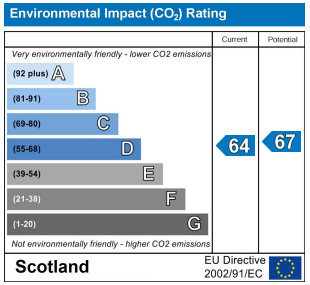
Reduced headroom

..... 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:

HALLWAY
Entrance door from the front, internal doors to the living room, kitchen and WC/cloakroom, stairs to the first floor landing with under-stairs store, radiator, tiled flooring, and a double glazed window to the front aspect.

LIVING ROOM
Double glazed window to the front aspect, radiator, fireplace with electric fire, and an opening to the dining room.

DINING ROOM
Double glazed patio doors to the rear garden, and a radiator.

KITCHEN
Extensive fitted kitchen with breakfast bar peninsula, comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, integrated micro-oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and a half bowl stainless steel sink with mixer tap, freestanding and enclosed oil boiler, recessed spotlights, under-counter lighting, tiled flooring, built-in cupboard, radiator, internal door to the garage, double glazed window to the rear aspect, and double glazed patio doors to the rear garden.

WC/CLOAKROOM
Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, tiled flooring, radiator, and an extractor fan.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway with galleried landing, internal doors to four bedrooms and family bathroom, loft-access point, built-in cupboard with double doors and water cylinder internally, and a double glazed Velux window.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window to the front aspect, radiator, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, pedestal wash basin, and a double shower enclosure with mains shower unit. Part-tiled walls, towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

BEDROOM TWO
Double glazed window to the rear aspect, and a radiator.

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

BEDROOM FOUR
Double glazed window to the rear aspect, radiator, and a fitted wardrobe with triple sliding doors.

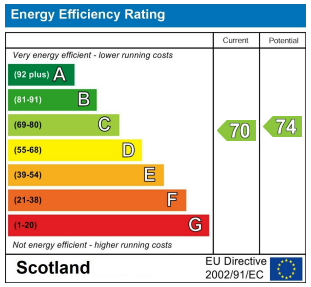
FAMILY BATHROOM
Four piece suite comprising a WC, pedestal wash basin, bathtub, and a shower enclosure with mains shower unit. Part-tiled walls, towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

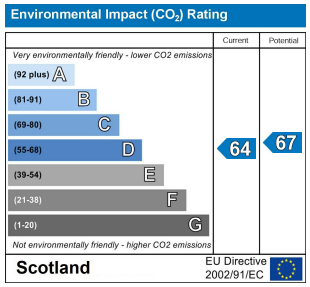
EXTERNAL:
Front Garden & Driveway:
To the front of the property is a lawned garden with box-hedging to the side boundary, along with a block-paved driveway allowing off-street parking for two vehicles. Access from the driveway into the garage, along with a pathway and gate to the rear garden.
Rear Garden:
To the rear of the property is a large enclosed garden, benefitting a generous paved seating area with direct access from both the kitchen and dining room, alongside a neat lawn with mature trees and bushes throughout. Additionally, the rear garden benefits a timber summerhouse, timber garden shed, and an external cold water tap.

GARAGE
Electric up-and-over garage door, fitted worksurface, fitted wall units, power and lighting.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - stepping.homing.swatting

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.





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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