



Caledonian Crescent

Annan, DG12 5JJ

Offers Over £100,000



- No Onward Chain
- Excellent Access to Amenities and Transport Links
- Living/Dining Room plus Conservatory
- Updated First Floor Wet Room
- Off-Street Parking plus Detached Garage
- End-Terrace House in a Popular Area of Annan
- Fantastic Potential to Modernise and Personalise
- Two Double Bedrooms
- Low-Maintenance Gardens to the Front and Rear
- EPC - D

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Offered to the market with no onward chain, this attractive two-bedroom end-terrace house with conservatory and garage is situated within a popular and convenient area of Annan, enjoying excellent access to a wide range of local amenities and transport links. Offering fantastic potential for buyers looking to modernise and personalise a home to their own taste, the property provides well-proportioned accommodation including a spacious living/dining room, conservatory and two generous double bedrooms, complemented by an updated first-floor wet room. Externally, the property benefits from low-maintenance gardens to both the front and rear, together with the added advantage of off-street parking and a detached garage. An excellent opportunity for a range of buyers, early viewing is highly recommended to appreciate the potential this property has to offer. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating via Back Boiler and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

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:

HALLWAY

Entrance door from the front with an obscured double-glazed size panel window, internal doors to the living/dining room and kitchen, radiator, and stairs to the first floor landing with an under-stairs cupboard.

LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed sliding patio door to the conservatory, radiator, and fireplace with gas fire and back boiler.

CONSERVATORY

Double glazed windows to the rear aspect.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding gas cooker, space for a fridge freezer, space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap and draining board, external door to the rear garden, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, loft-access point, and a double glazed window to the side aspect. We have been advised the loft includes boarding for storage.

BEDROOM ONE

Two double glazed windows to the front aspect, radiator, in-built cupboard with water cylinder internally, and an over-stairs cupboard with double doors.

BEDROOM TWO

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

SHOWER ROOM (WET ROOM)

Comprising a WC, pedestal wash basin, and a

wet-room style shower with electric shower unit. Part-boarded walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance gravelled garden, alongside a large paved driveway which extends to the side of the property towards the detached garage.

Rear Garden:

To the rear of the property is a low-maintenance gravelled garden, complete with timber garden shed and an external cold-water tap.

GARAGE

Manual up-and-over garage door.

WHAT3WORDS:

For the location of this property, please visit the [W h a t 3 W o r d s A p p a n d e n t e r -](https://www.what3words.com/)
[///builders.ambushed.snooze](https://builders.ambushed.snooze)

AML DISCLOSURE:

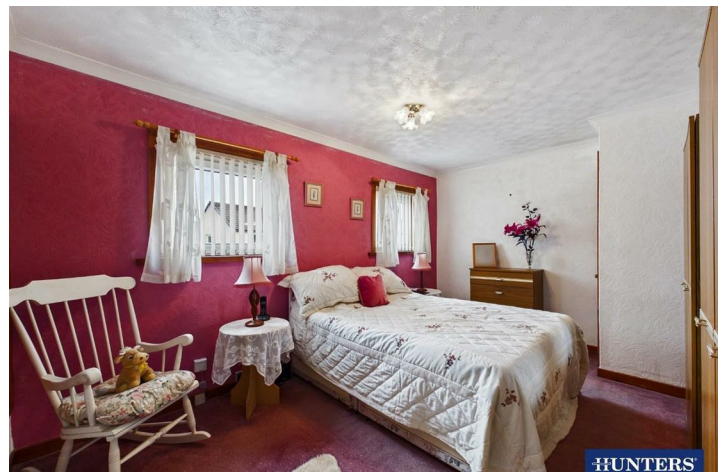
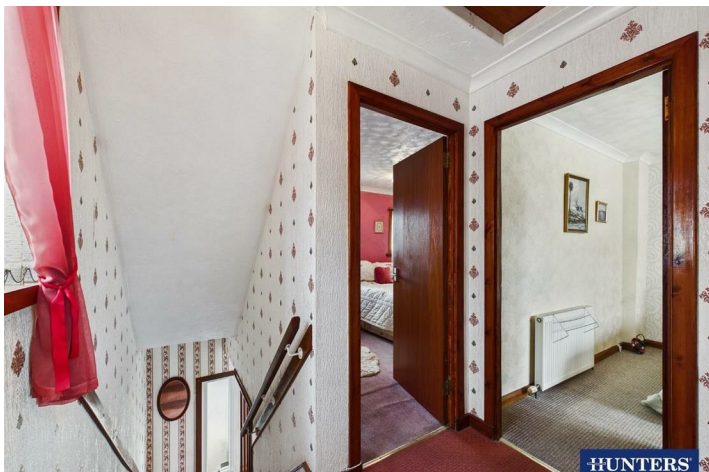
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

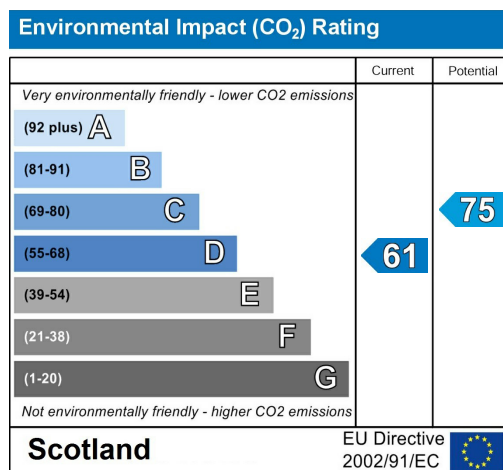
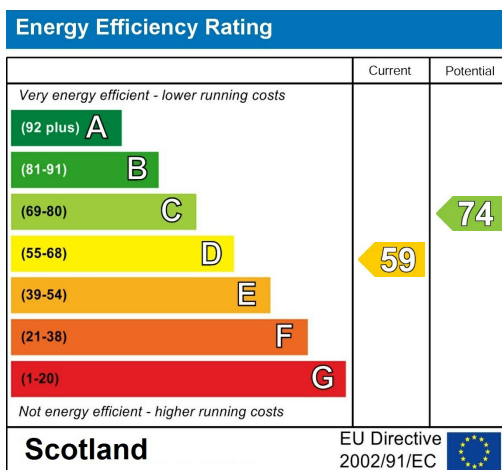
Floorplan







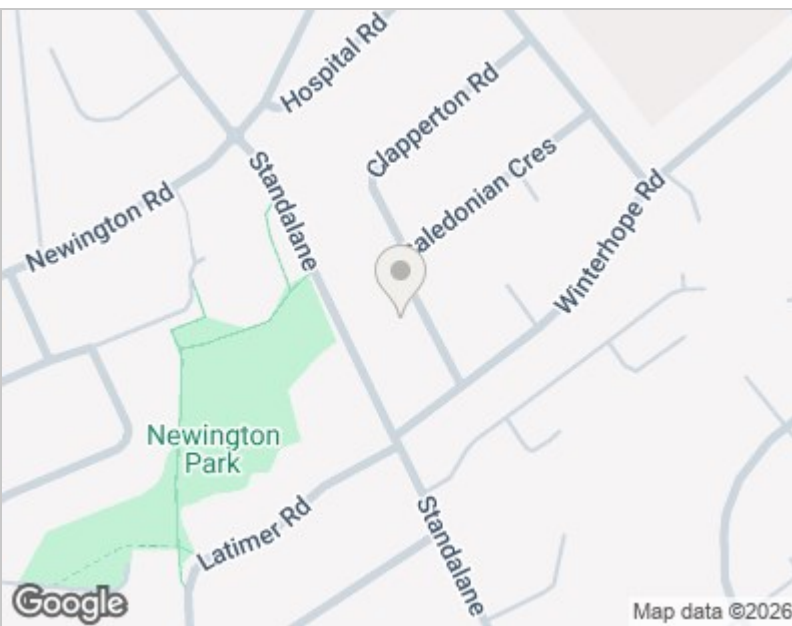
Energy Efficiency Graph



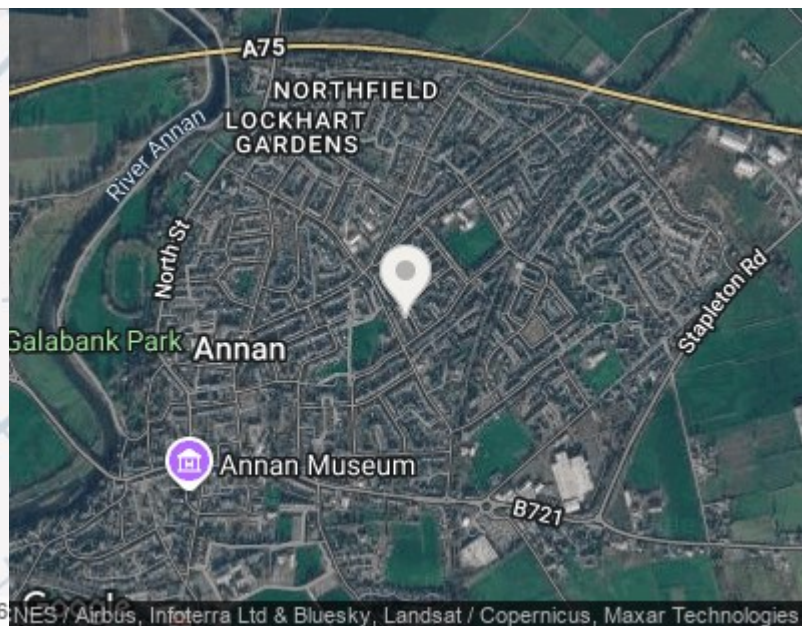
Viewing

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



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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