



## Lockhart Gardens

Annan, DG12 5EY

Offers Over £130,000

- Desirable Location and Situation to outskirts of Annan,
- 2 Double Bedrooms and Bathroom,
- Dining Kitchen leading into the Garden,,
- Central Heating, Double Glazing,
- Fantastic Opportunity to Style and Design to your taste,



- Mid Link House,
- Living Room,
- Entrance Hallway with Cloakroom/WC,
- Well Established Rear Garden and Driveway to Front,
- Energy Rating - C

# Lockhart Gardens

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Property launch on Tuesday 5th May between 4pm - 5pm, please contact Hunters to schedule your private viewing.

Situated in a highly desirable location on the outskirts of Annan, this two-bedroom mid-link home presents an excellent opportunity for purchasers seeking a property with scope to personalise and truly make your own. The accommodation briefly comprises an entrance hallway, a well-proportioned living/dining room, and a kitchen on the ground floor, with a landing, two bedrooms, and a bathroom on the first floor. Externally, the property benefits from both front and rear gardens, as well as off-road parking.

The accommodation briefly comprises entrance hallway, living/dining room, kitchen and WC to the ground floor with a landing, two bedrooms and bathroom on the first floor. Externally the property has both front and rear gardens and off-road parking. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - C.

Conveniently situated within Annan just off Northfield Park, the property enjoys excellent access to a wealth of local amenities and transport links. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport links with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

## Ground Floor

### Entrance Hall

Approached through a double-glazed door, incorporating a radiator.

### Cloakroom/WC

Incorporating pedestal wash hand basin, low-level WC, window and radiator.

### Living Room

Dual-aspect reception room with a double-glazed window to the front elevation and double-glazed French doors to the rear. Incorporates a radiator and under-stairs storage cupboard.

### Dining Kitchen

Fitted with a range of base and wall units with complementary work surfaces over. Includes an inset sink unit, space for a washing machine, four-ring gas hob with oven below and extractor unit above. Central heating boiler, double-glazed window to the rear elevation and a door leading to the rear garden.

## First Floor

### Landing

Incorporates loft access and an airing cupboard.

### Bedroom One

Front-facing bedroom with a double-glazed window to the front elevation, radiator, and over-stairs storage cupboard.

### Bedroom Two

Rear-facing bedroom with a double-glazed window to the rear elevation and radiator.

### Shower Room

Fitted with a three-piece suite comprising walk in shower with glazed screen, pedestal wash basin, low-level WC, window and radiator.

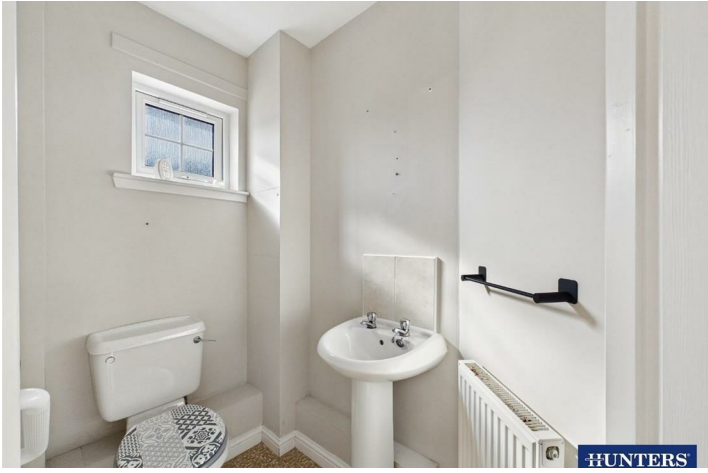
### Externally

To the front of the property is a paved driveway with a pedestrian pathway, along with a concealed bin store for added convenience.

To the rear, the garden is fully fence-enclosed and features a paved seating area, perfect for al fresco dining. There is also a neatly laid lawn, complemented by a raised flower bed and a garden shed, creating a pleasant and practical outdoor space

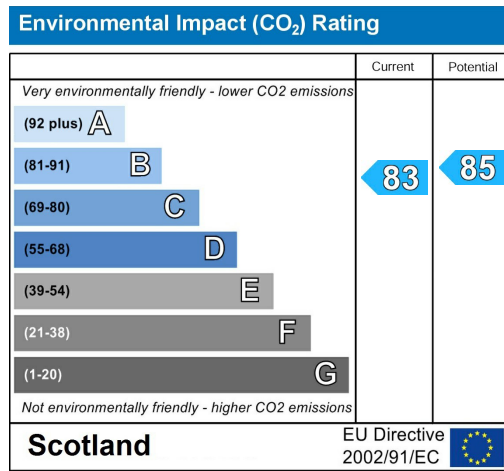
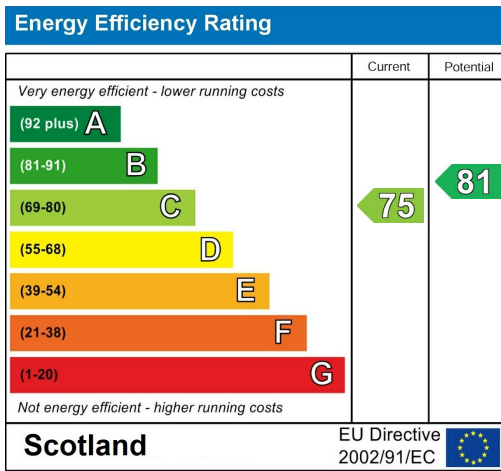
# Floorplan







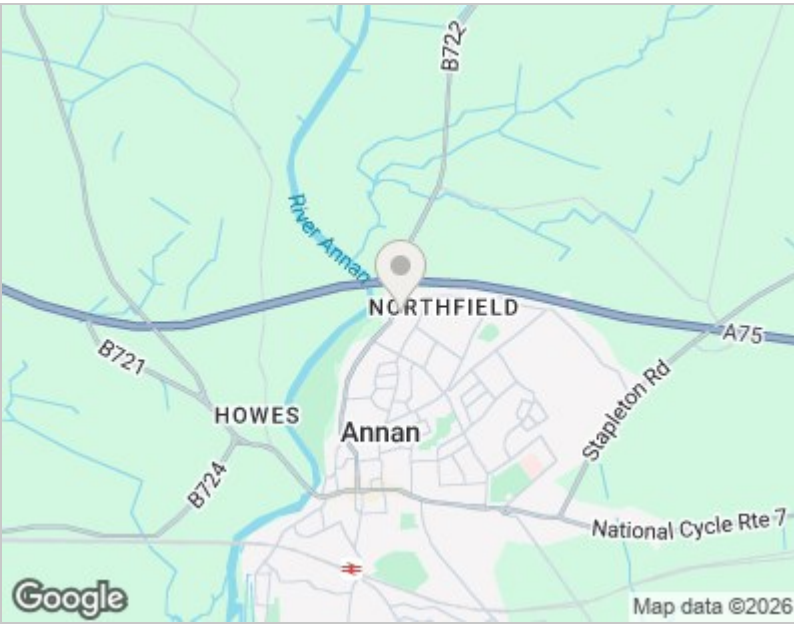
### Energy Efficiency Graph



### 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





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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