



HUNTERS[®]
HERE TO GET *you* THERE

7 Dornock Mill, Millbrae, Dornock, Dumfries And Galloway,
DG12 6TJ

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Offers Over £165,000

Property launch on Thursday 14th May between 1:15pm and 2:15pm, please contact Hunters to schedule your private viewing.

Situated to the outskirts of Dornock, this superb three-bedroom semi-detached home offers style, comfort and convenience in equal measure. Immaculately presented throughout, it provides an ideal opportunity for first-time buyers, young families or those looking to downsize. The interior is both modern and welcoming, featuring a bright living room with wood-burning stove and adjoining dining room, a contemporary fitted kitchen, three good sized bedrooms and a sleek family bathroom. Outside, the property benefits from larger-than-expected gardens with lawn and gravelled areas, creating the perfect setting for play, relaxation or entertaining. For those who may seek to extend the accommodation, there is ample space to both the side and rear to accommodate this, subject to the necessary permissions. A detached garage with useful store, along with a private driveway for two vehicles, completes the package. Ready to move straight into, this is a home not to be missed, contact Hunters Annan today to arrange your viewing.

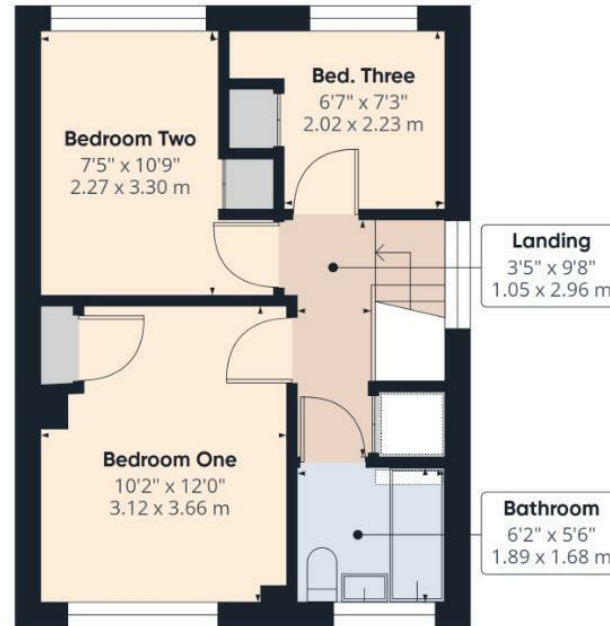
The accommodation, which has electric room heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room and kitchen to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is off-street parking, a detached garage with store and gardens to the front and rear. EPC - E and Council Tax Band - C.

Dornock is conveniently located between Annan and Eastriggs, on the B721. Annan is accessible within a five minute drive, boasting excellent access to a wealth of amenities and transport links including an array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Within Eastriggs, there are several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

Hunters Annan Bridgend High St, Annan, DG12 6AG | 01387 245898
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Ground Floor Building 1



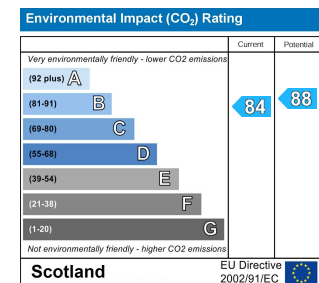
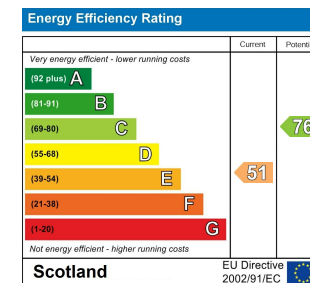
Floor 1 Building 1

Approximate total area⁽¹⁾
715 ft²
66.7 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.

GIRAFFE 360



GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, electric radiator, tiled flooring and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, fireplace with inset wood-burning stove, and an opening to the dining room.

DINING ROOM

Double glazed window to the rear aspect, electric radiator and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, electric radiator, recessed spotlights, tiled flooring, under-stairs cupboard with lighting, external door to the side driveway and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, over-stairs cupboard, loft-access point and a double glazed window to the side aspect. We have been advised the loft includes part-boardings.

BEDROOM ONE

Double glazed window to the front aspect, electric radiator and a built-in cupboard housing the water tank.

BEDROOM TWO

Double glazed window to the rear aspect, electric radiator and a built-in cupboard.

BEDROOM THREE

Double glazed window to the rear aspect, electric radiator and a built-in cupboard.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Fully-tiled walls, tiled flooring, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance gravelled front garden, with a tarmac driveway to the side which allows off-street parking for two vehicles.

Access from the driveway into the kitchen, garage and gate to the rear garden.

Rear Garden:

To the rear of the property is a large garden, comprising lawn, paved seating area and gravelled garden area.

GARAGE & STORE

Garage:

Electric roller garage door, pedestrian access door, power and lighting.

Store:

Two pedestrian access doors.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - vibrating.jeering.super

AML DISCLOSURE:

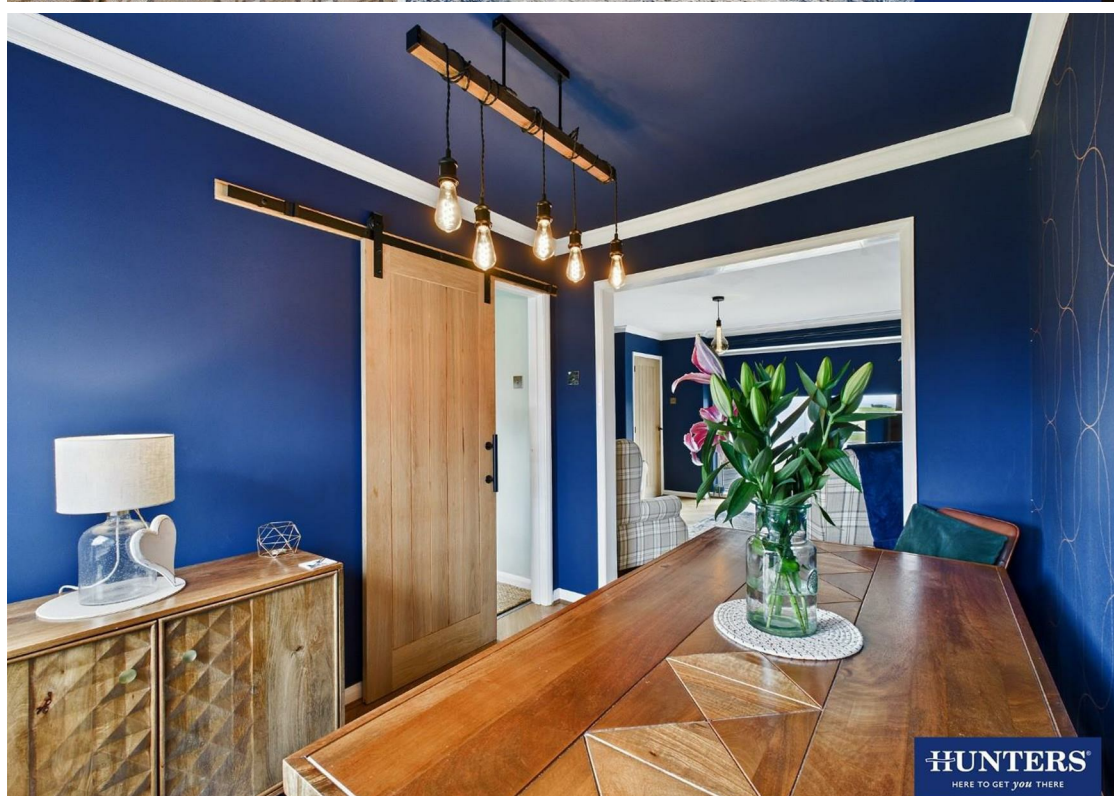
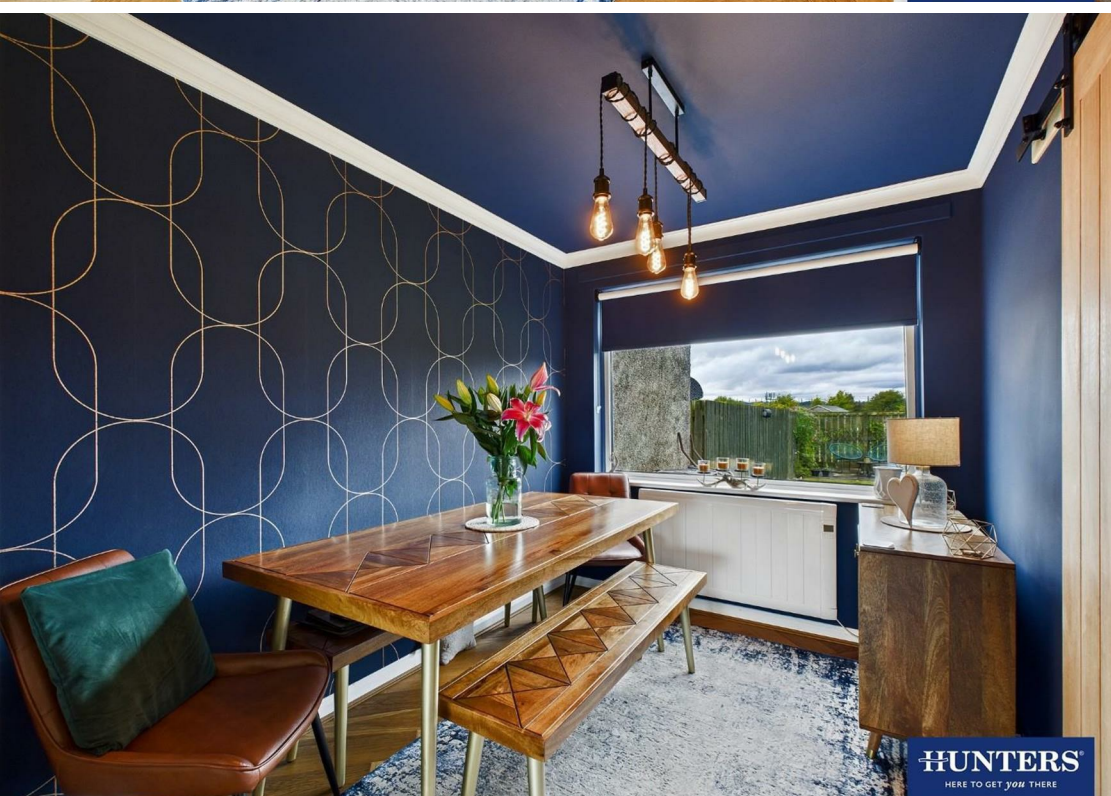
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

memorandum of sale on the property you are seeking to buy.

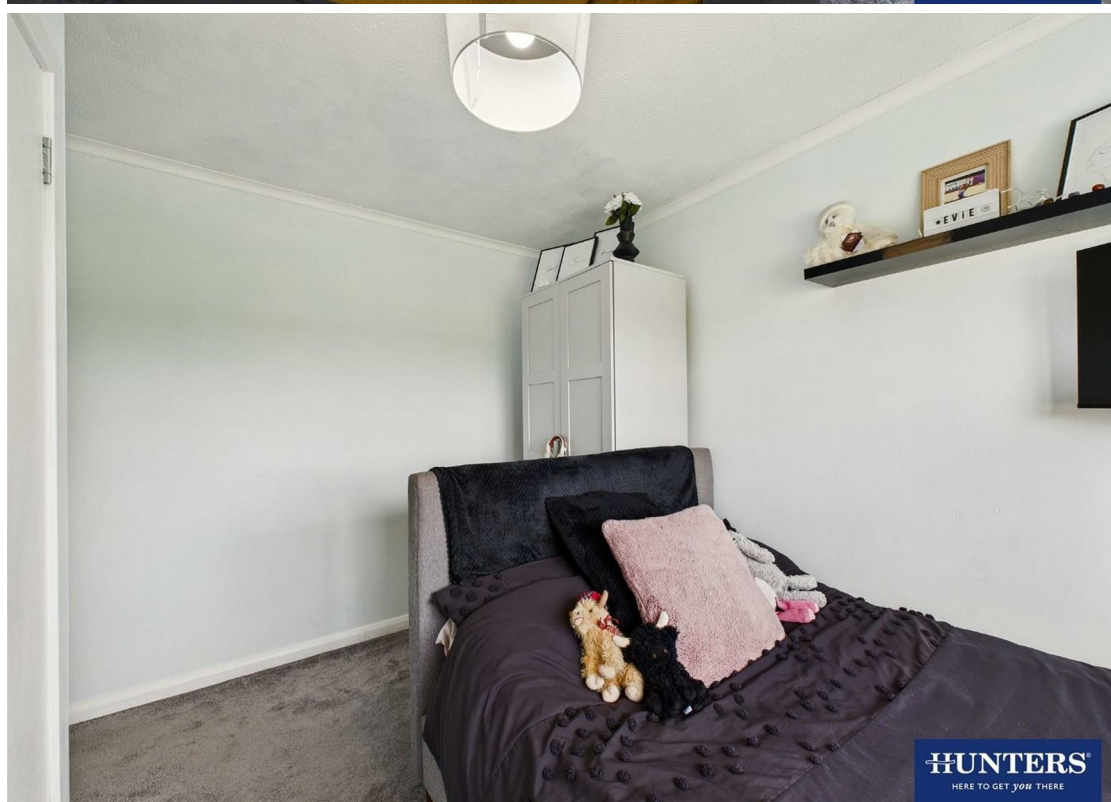
HOME REPORT:

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.

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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