HUNTERS®

HERE TO GET *you* THERE



Queensway

Annan, DG12 5JT

Offers Over £100,000

2 1 2 C

- Spacious Mid-Terraced House
- Ideal for First-Time Buyers, Young Families and Investment Landlords
- Contemporary Fitted Kitchen
- Landscaped Rear Garden including Patio, Lawn and Mature Borders
- On-Street Parking within Queensway
- Situated within a Popular Area of Annan
- Open-Plan Living and Dining Room, with Patio Doors to the Rear Garden
- Two Double Bedrooms plus Modern Bathroom
- Secure Brick Outbuilding plus Large Timber Shed
- EPC - C

Tel: 01387 245898

Queensway

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Situated within a popular residential area of Annan, this spacious and well-presented two-bedroom mid-terraced house offers an excellent opportunity for first-time buyers, young families and investors alike. Offering comfortable and well-proportioned accommodation throughout, the property features a generous open-plan living and dining room, with patio doors opening directly onto the rear garden, alongside a contemporary fitted kitchen. To the first floor are two genuine double bedrooms and a modern three-piece family bathroom. Externally, the property continues to impress with an attractive landscaped rear garden, thoughtfully arranged with a paved patio, lawn and mature planted borders, providing an ideal setting for outdoor dining and relaxation. A secure brick-built outbuilding and large timber shed offer excellent additional storage, whilst on-street parking is available within Queensway. Combining spacious interiors, modern fittings and a convenient location, this appealing home is well suited to a range of buyers and viewing is highly recommended.

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

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 door to the living room, radiator, and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM
Double glazed window with front outlook, radiator, and an electric fire suite. Open to the dining room.

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

KITCHEN
Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, space with plumbing for a washing machine, space for a fridge freezer, one bowl sink with mixer tap and draining board, extractor fan, small in-built cupboard, and a double glazed window with rear outlook.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, loft-access point, and a built-in cupboard with wall-mounted gas boiler internally.

BEDROOM ONE
Double glazed window with front outlook, radiator, and an over-stairs cupboard.

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

BATHROOM
Three piece suite comprising a WC, pedestal wash basin, and a P-shaped bath with mains shower over. Part-tiled walls, radiator, recessed lighting, and an obscured double glazed window.

EXTERNAL:
Front Garden & Parking:
To the front of the property is a low-maintenance block-paved garden, with access gate from the pavement. Parking is available on-street within Queensway.
Rear Garden:
To the rear of the property is an enclosed garden, benefitting a lawn with mature borders, paved seating area accessible from the dining room, large timber garden shed, brick outbuilding, external cold-water tap, external power socket, and an access gate to the rear lane.

OUTBUILDING
6'1" x 4'1" (1.85m x 1.24m)
Pedestrian access door, double glazed window, power and lighting.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///snore.positions.cello

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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HERE TO GET you THERE
Kitchen
8'10" x 11'1"
2.72 x 3.40 m
Living/Dining Room
10'6" x 21'4"
3.21 x 6.50 m
Hallway
6'5" x 9'9"
1.96 x 2.98 m
Ground Floor
Bathroom
6'8" x 5'10"
2.04 x 1.78 m
Landing
3'7" x 5'9"
1.10 x 1.75 m
Bedroom Two
10'6" x 11'11"
3.20 x 3.64 m
Bedroom One
14'4" x 9'2"
4.37 x 2.80 m
Floor 1
Approximate total area(1)
703 ft²
65.2 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.
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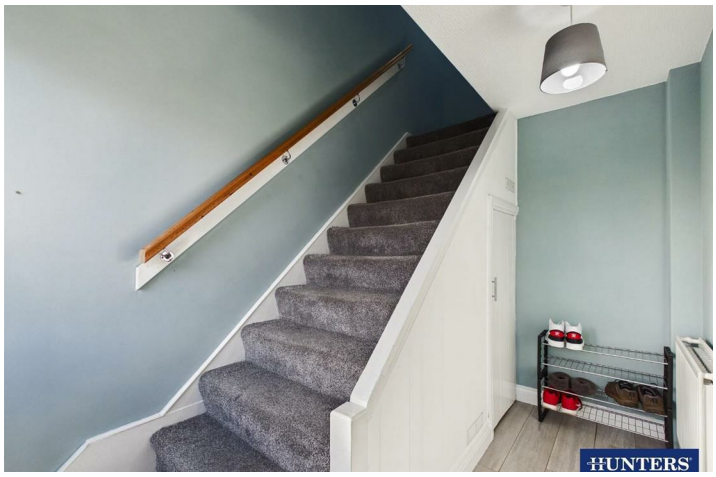

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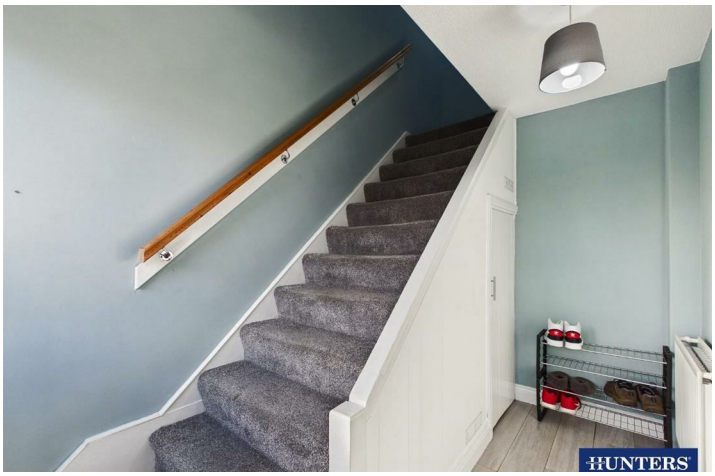

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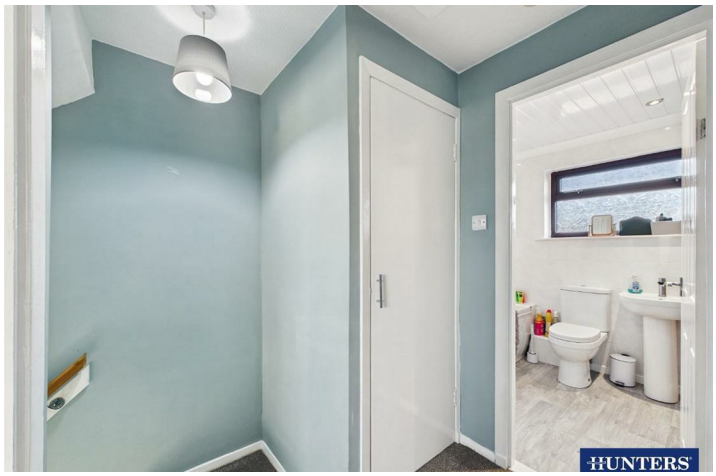

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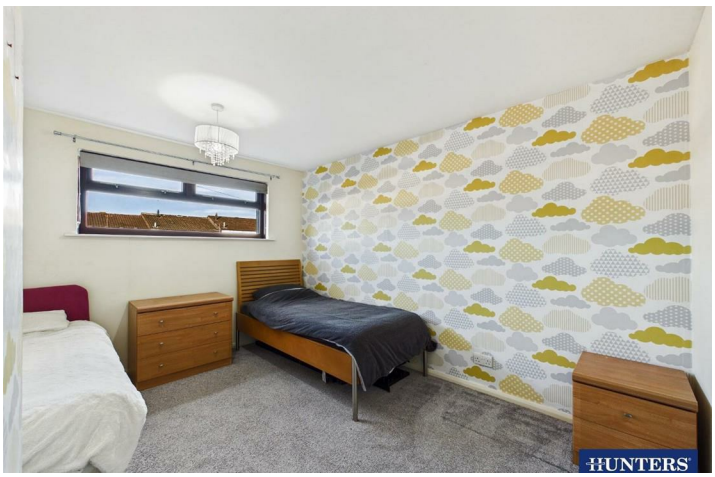








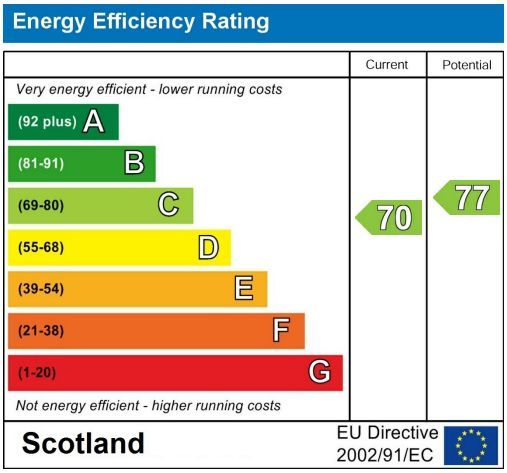


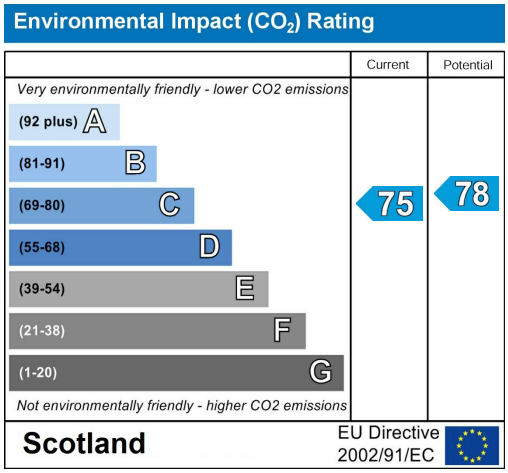






Energy Efficiency Graph

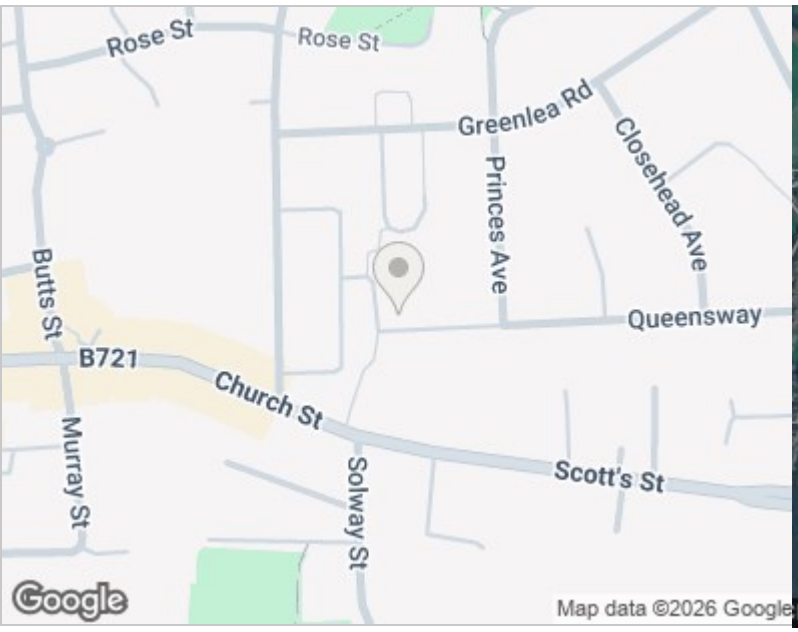




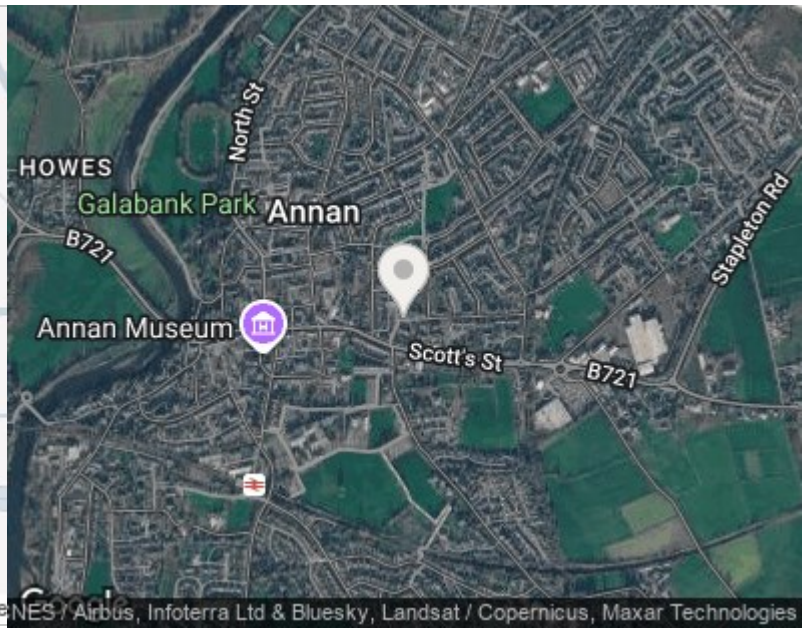
Viewing

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