



Turnberry Park

Annan, DG12 6TX

Offers Over £170,000



- Modern Semi-Detached Bungalow
- Immaculately Presented and Move-In Ready Accommodation
- Open-Plan Kitchen and Sunroom with French Doors to the Garden
- Modern Three-Piece Bathroom
- Off-Road Parking
- Peaceful and Sought-After Area of Annan
- Bright and Spacious Living Room with Front Aspect Window
- Two Bedrooms, Both with Built-In Wardrobes
- Attractive Rear Garden with Patio and Lawn
- EPC - C

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Offered to the market in a peaceful and sought-after area of Annan, this immaculately presented modern two-bedroom semi-detached bungalow provides move-in ready accommodation that will appeal to a wide range of buyers. The layout is both comfortable and well planned, briefly comprising a bright and spacious living room, an open-plan kitchen and sunroom with French doors opening out to the rear garden, two bedrooms, both with built-in wardrobes, and a modern three-piece bathroom. Outside, the property continues to impress with an attractive rear garden incorporating a patio and lawn, creating an ideal space for relaxing or entertaining, while off-road parking adds further everyday practicality. Combining excellent presentation, a desirable setting and easy-to-maintain accommodation, this is a superb home that must be viewed to be fully appreciated.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

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, internal doors to the living room, two bedrooms and bathroom, radiator, loft-access point, and a built-in cupboard. We have been advised the loft includes a pull-down ladder, boarding, and the gas boiler.

LIVING ROOM

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

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric double oven with grill, electric hob, extractor unit, integrated fridge freezer, space with plumbing for a washing machine, space with plumbing for a slimline dishwasher, one and a half bowl stainless steel sink with mixer tap, under-counter lighting, and a radiator.

SUNROOM

Double glazed window to the rear aspect, double glazed French doors to the rear garden, and a radiator.

BEDROOM ONE

Double glazed window to the rear aspect, radiator, and a built-in wardrobe with double sliding doors.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and a built-in wardrobe with double sliding doors.

BATHROOM

Three piece suite comprising a vanity unit with WC and wash basin, and a bath benefitting a mains shower with rainfall shower head and hand attachment. Fully-boarded walls, chrome towel radiator, and an extractor fan.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance gravelled garden, alongside a block-paved

driveway providing off-street parking, together with an access gate leading to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefiting from a paved seating area with access from the sunroom, a neat lawn, and a timber garden shed with an adjoining open gazebo area. Additionally, the rear garden includes an external cold-water tap.

WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - rivals.stammer.benched

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.

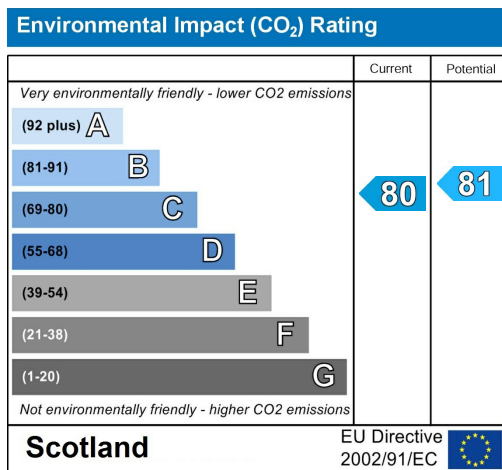
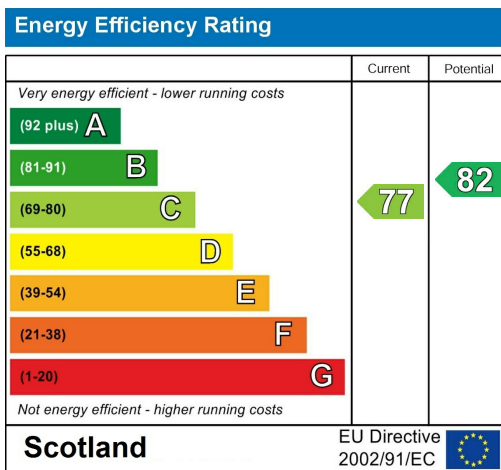
Floorplan







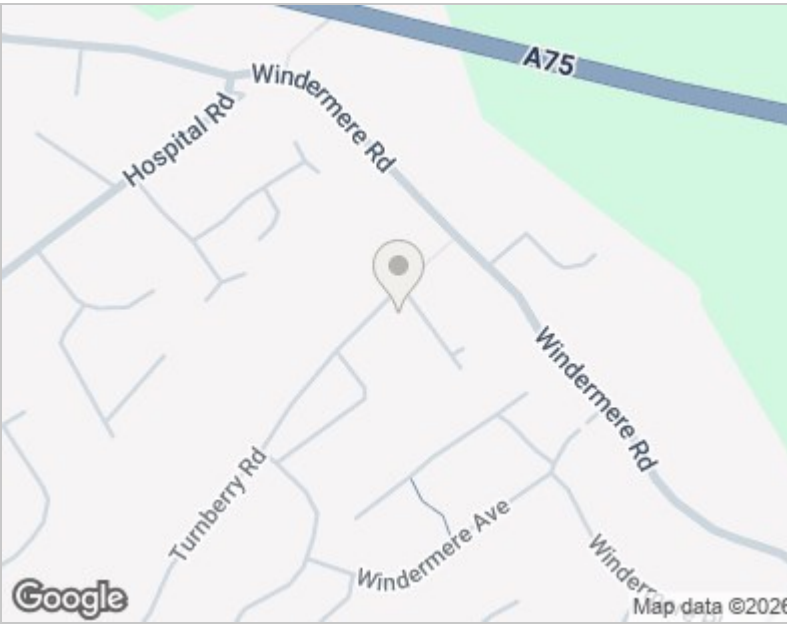
Energy Efficiency Graph



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



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HERE TO GET YOU THERE

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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