



Melbourne Court

Eastriggs, Annan, DG12 6QJ

Offers Over £100,000



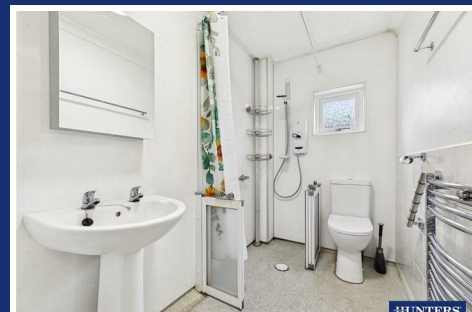
- No Onward Chain
- Located Centrally within Eastriggs
- Fitted Kitchen with Dining Area
- Excellent Internal Storage
- Communal Parking

- Mid-Terraced Bungalow
- Living Room with Electric Fire
- Two Double Bedrooms
- Generous Rear Garden with Brick Store
- EPC - C

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Property Launch on Wednesday 22nd April between 12 noon and 1pm, please contact Hunters to schedule your private viewing.

NO CHAIN - This two-bedroom mid-terraced bungalow is pleasantly situated in the centre of Eastriggs, enjoying an attractive outlook to the front over the playing fields. Offering an excellent opportunity for those seeking an easy-to-manage home, the property provides a spacious living room, a generous kitchen with dining area, two double bedrooms, and a modern wet-room style shower room. Further benefits include excellent internal storage, with built-in wardrobes to both bedrooms and additional storage in the hallway. Externally, there is a generous rear garden with both lawn and patio areas, together with a small garden to the front and ample parking available within the communal car park. A property with great potential to make your own, this appealing bungalow is sure to attract a range of buyers. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B.

Located centrally within Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes 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.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and a radiator.

HALLWAY

Internal doors to the living room, two bedrooms and shower room, radiator, loft-access point, walk-in cupboard with wall-mounted gas boiler internally, and a second cupboard with electricity consumer unit internally.

LIVING ROOM

Double glazed window to the front aspect, radiator, wall-mounted electric fire, and an internal door to the kitchen.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, space for a fridge freezer, space with plumbing for a washing machine, space for a tumble dryer, one bowl stainless steel sink with mixer tap, radiator, tiled flooring, double glazed window to the rear aspect, and an external door to the rear garden.

BEDROOM ONE

Double glazed window to the rear aspect, radiator, and a walk-in cupboard/wardrobe.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and a walk-in cupboard/wardrobe.

SHOWER ROOM

Comprising a WC, pedestal wash basin, and a wet-room style shower area with electric shower unit. Part-boarded and part-tiled walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

To the rear of the property is an enclosed garden, benefitting a paved seating area, lawned garden, brick store, external cold water tap, external power point, and a gate to the communal parking area. To

the front of the property is a small garden for planting.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - potential.grownup.browsers

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.

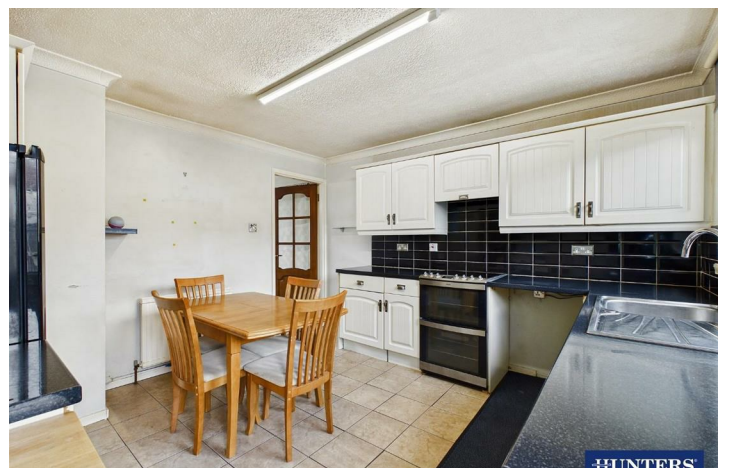
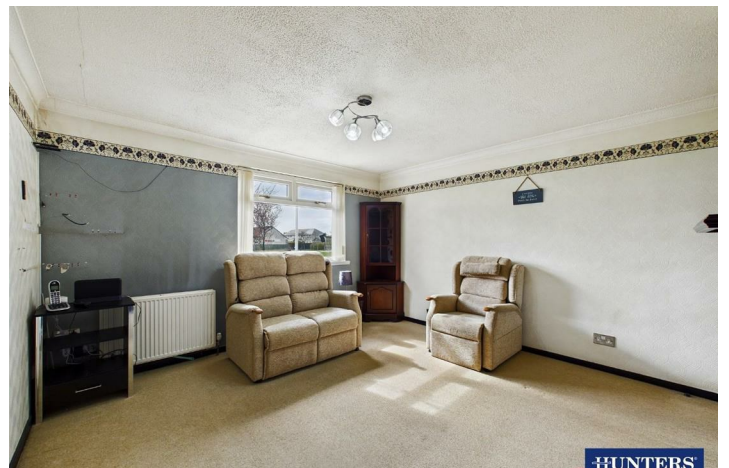
HOME REPORT:

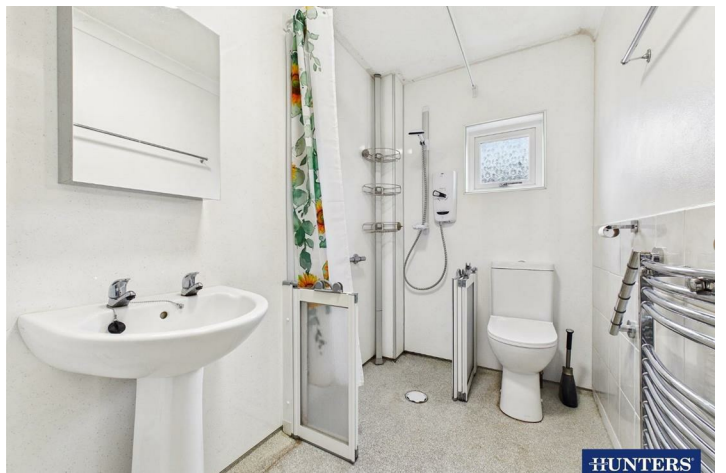
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Please Note

The property is currently going through confirmation, the may slightly lengthen the conveyancing timescale.

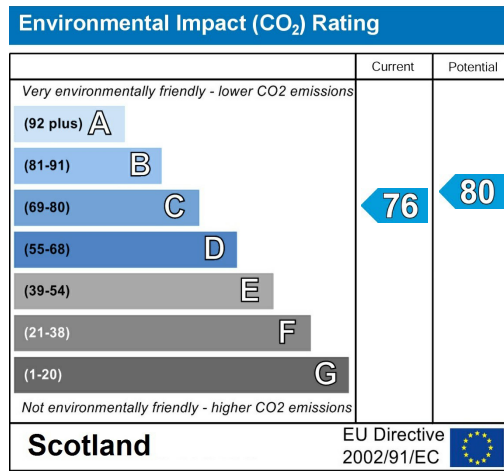
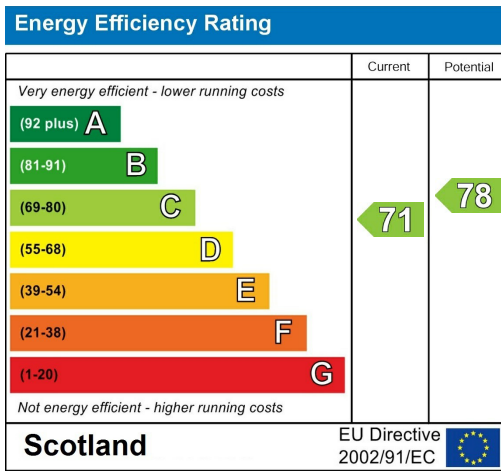
Floorplan







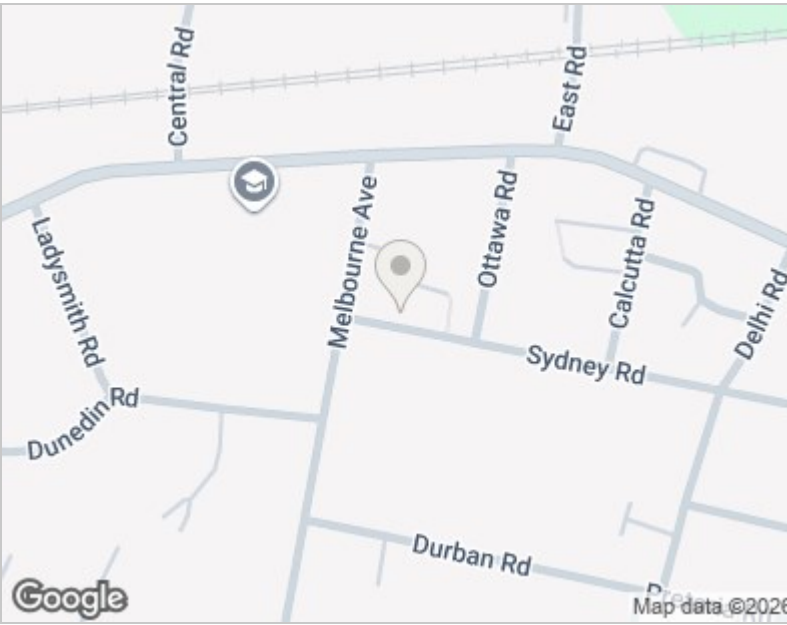
Energy Efficiency Graph



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





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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