



Greenlea Road

Annan, DG12 5JY

Offers Over £115,000



- No Onward Chain
- Excellent Plot with Large Rear Garden
- Dual-Aspect Living/Dining Room
- Two Double Bedrooms
- Gas Central Heating and Double Glazing Throughout
- Semi-Detached House
- Potential to Personalise and Make Your Own
- Modern Kitchen with Breakfast Bar
- Potential Driveway Parking with Double-Gates (non lowered kerb) and Detached Timber Shed
- EPC - C

Greenlea Road

Annan, DG12 5JY

Offers Over £115,000



PROPERTY LAUNCH - Friday 10th July between 10:30am and 12noon. Contact Hunters today to schedule your private viewing appointment.

NO CHAIN - This well-presented two-bedroom semi-detached house is ready for the new owner to move straight into and occupies an excellent plot with a large rear garden, all while being conveniently positioned close to a wide range of Annan's amenities. The accommodation is bright and well proportioned throughout, with a dual-aspect living/dining room creating a comfortable and versatile main living space, complemented by a modern kitchen with breakfast bar. To the first floor, there are two double bedrooms, making the home well suited to first-time buyers, young families or those looking for a property they can enjoy immediately while still having scope to personalise over time. Externally, the generous rear garden is a real highlight, offering superb outdoor space for seating, gardening, children's play or future landscaping, while the size of the plot also provides excellent scope to extend, should the new owner require additional space, subject to the necessary permissions. A side driveway with double-gates provides useful parking (please note the kerb is not fully lowered) and leads to a detached timber shed. Complete with gas central heating and double glazing throughout, this is an appealing move-in-ready home in a popular and convenient Annan location.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal door to the living/dining room, radiator, and stairs to the first floor landing with an under-stairs cupboard.

LIVING/DINING ROOM

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

KITCHEN

Fitted 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 stainless steel sink with mixer tap, fitted breakfast bar, radiator, double glazed window to the side aspect, and an external door to the rear garden with obscured double glazed side-panel window.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

Two double glazed windows to the front aspect, radiator, and an over-stairs cupboard.

BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with mains shower over. Part-boarded walls, radiator, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden, with a driveway to the side of the property benefitting double-metal gates. The driveway leads to the detached timber shed, along with an external cold-water tap being positioned on the side elevation. Please note, the kerb to the front pavement has not been lowered.

Rear Garden:

To the rear of the property is a large lawned garden, along with a small paved seating area.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](#) and enter - [///continued.rent.impulsive](https://continued.rent.impulsive)

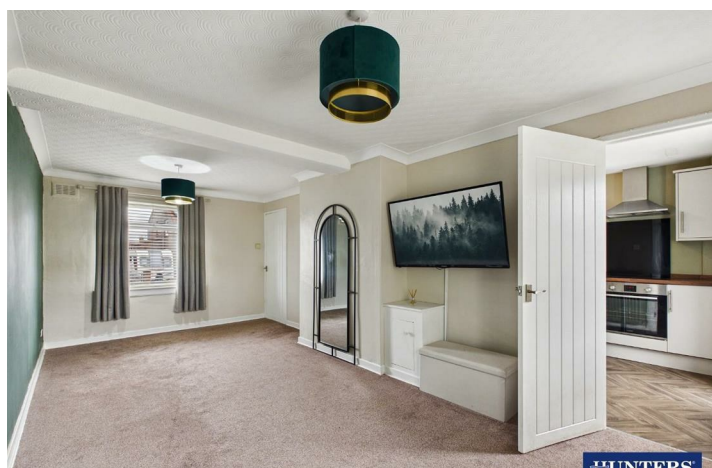
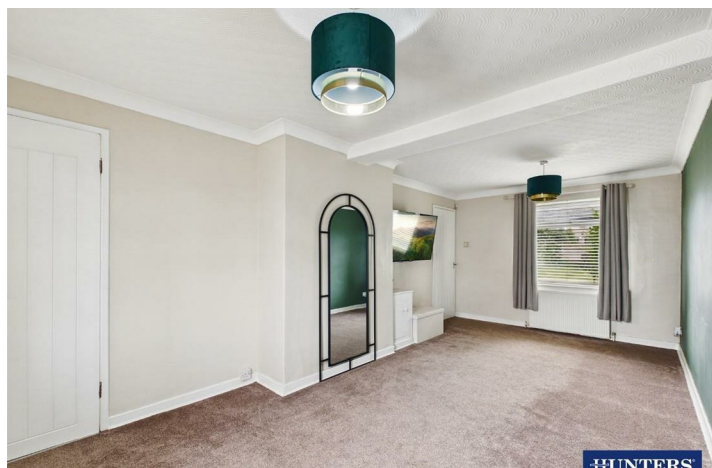
AML DISCLOSURE:

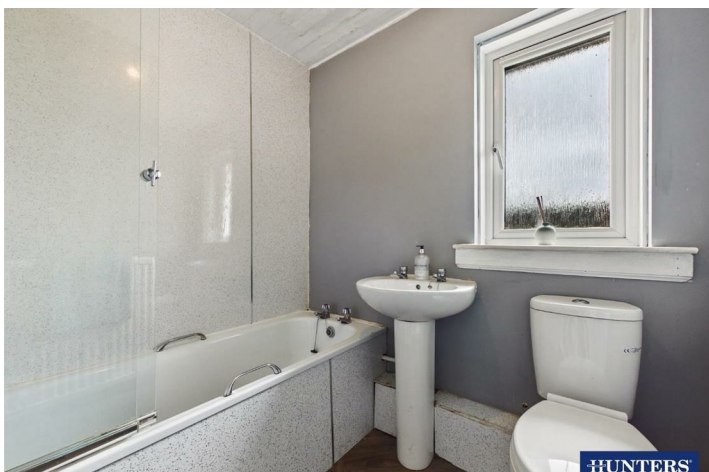
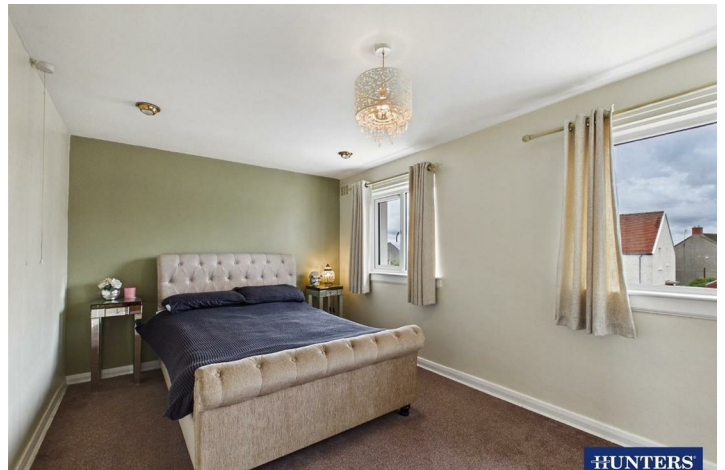
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

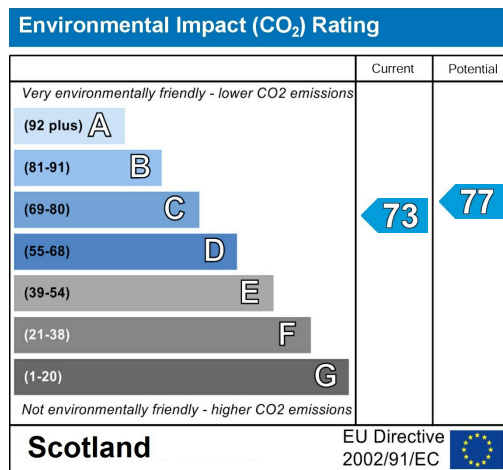
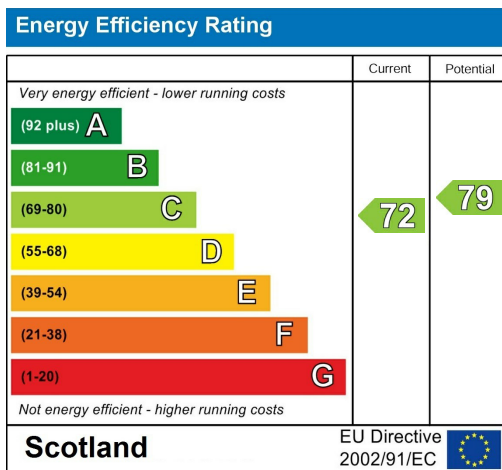
Floorplan







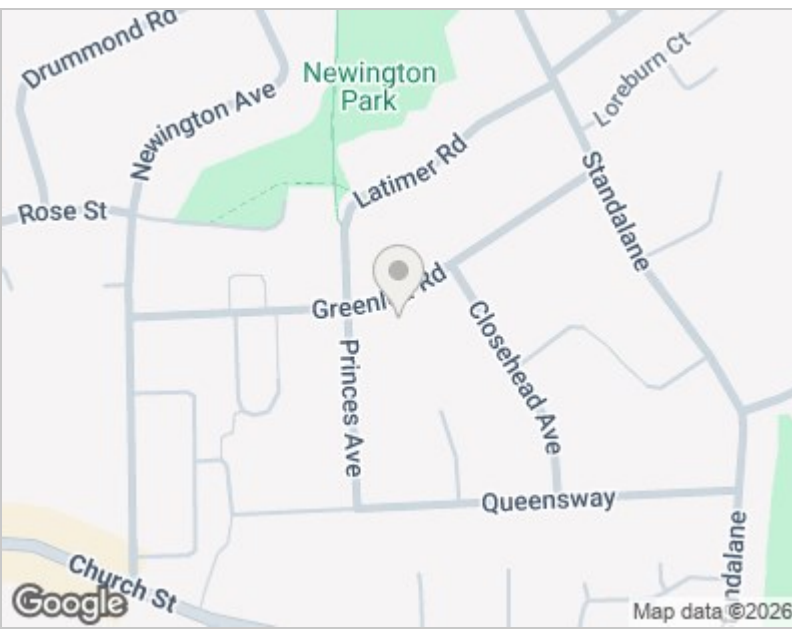
Energy Efficiency Graph



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



HUNTERS
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.

Bridgend High St, Dumfries, Annan, DG12 6AG
Tel: 01387 245898 Email: annan@hunters.com
www.hunters.com

