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20 Princes Avenue, Annan, DG12 5LA

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Offers Over £120,000

Property launch on Friday 8th May between 12noon and 1pm, please contact Hunters to schedule you private viewing.

An immaculate mid-link home situated in a desirable location, this beautifully presented property offers stylish, modern living throughout. Thoughtfully updated and meticulously maintained, it provides spacious accommodation comprising a bright dual-aspect living room, a contemporary dining kitchen, three well-proportioned bedrooms, and a modern family bathroom. Stepping outside, the property has a generous rear garden which boasts a large paved seating area and lawn, along with the addition of a low-maintenance front garden.

Ideally suited to families, first-time buyers, or those looking to downsize, the property is conveniently positioned close to local amenities, schools, and transport links A viewing comes highly recommended.

Utilities, Services & Ratings:

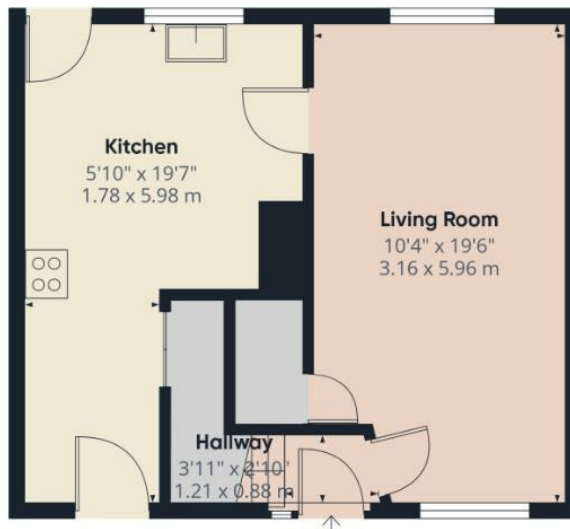
Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within the town itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting,

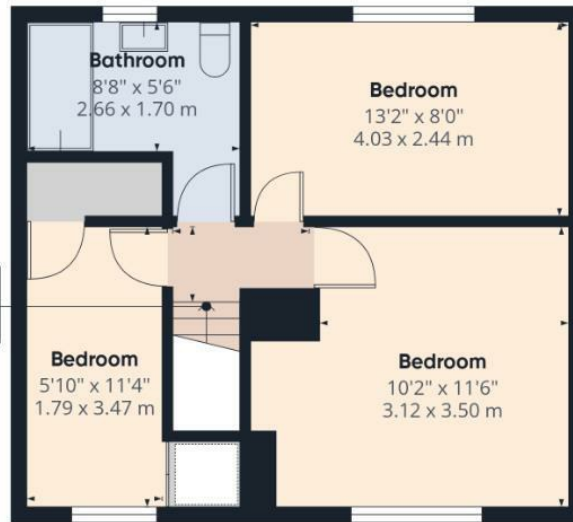
Hunters Annan Bridgend High St, Annan, DG12 6AG | 01387 245898

annan@hunters.com | www.hunters.com



Ground Floor

Approximate total area⁽¹⁾
810 ft²
75.3 m²



Floor 1

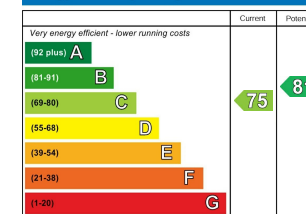
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



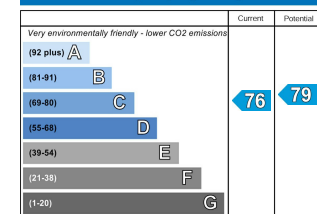
Energy Efficiency Rating



Scotland

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



Scotland

EU Directive 2002/91/EC

Entrance Hall

The property is approached via a double-glazed composite door with a matching glazed side panel

Living Room

A spacious dual-aspect reception room with windows to the front and rear elevation, two radiator, a panelled media wall, and a concealed built-in storage cupboard.

Dining Kitchen

A contemporary and stylish high-gloss fitted kitchen with complementary work surfaces. It offers a range of built-in storage, including a large utility cupboard and pull-out larder unit. Integrated appliances include a fridge and freezer, four-ring electric hob with extractor above, and an eye-level double oven. There is a sink unit, plumbing for an automatic washing machine and space for a tumble dryer, along with the central heating boiler.

Double -glazed window overlooking the garden, with double-glazed doors providing access to the front and rear elevations. The room also benefits from a radiator and under-stairs storage cupboard.

Bathroom

Fitted with a modern three-piece suite comprising of P-shaped panelled bath with waterfall shower head, handheld hose, and glazed screen. There is a built-in vanity unit with storage, washbasin, WC, and a feature vanity mirror above. Additional features include a window and heated towel rail.

Bedroom 1

A front-facing double bedroom with a double-glazed window, radiator, and built-in over-stairs storage utilised as a wardrobe.

Bedroom 2

A rear facing double bedroom with a double-glazed window and radiator.

Bedroom 3

A front-facing bedroom with a double-glazed window, radiator, built-in over-stairs storage cupboard, and additional fitted storage

Externally

The front garden is enclosed and designed for low maintenance, featuring decorative stone chippings, shrubbery bed, and paved pedestrian access. The rear garden is well-established, low-maintenance, partly paved—ideal for alfresco dining—along with a lawned area, planted borders, laid shillies and a timber shed.

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.







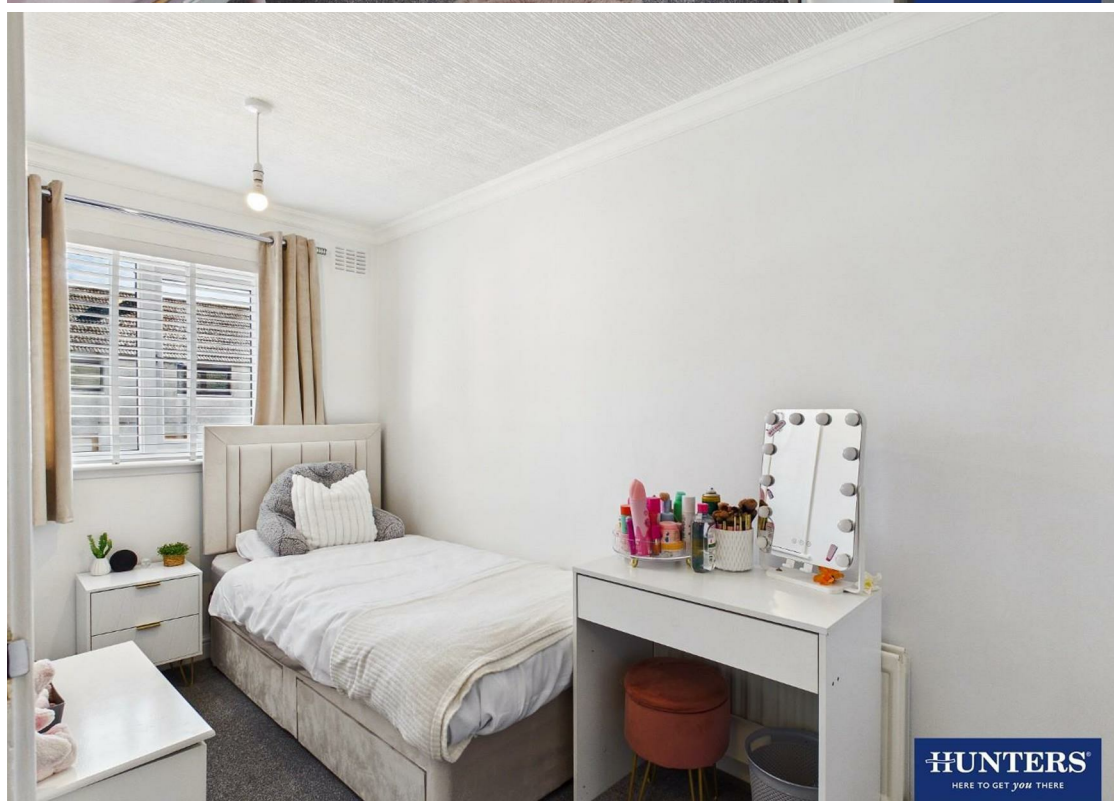
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