



Fieldside

Annan, DG12 5HL

Offers Over £165,000



- Well Presented Semi Detached House,
- Stylish & Contemporary Kitchen and Shower Room,
- 3 Bedrooms and Shower Room to First Floor,
- Ample Driveway leading to Garage,
- Well Maintained Front and Rear Gardens
- Desirable residential area of Annan,
- Generous Open-Plan Living & Dining Room
- Central Heating, Double Glazing,
- Entrance Hallway,
- Energy Rating - D

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This well-presented and spacious three-bedroom home offers modern living with recently renovated kitchen and shower room, making it ideal for buyers seeking a move-in ready property. The property benefits from a bright dual-aspect living and dining area with direct access to a beautifully maintained rear garden, while the contemporary kitchen is fitted with integrated appliances and stylish finishes. The newly updated shower room adds a fresh, high-quality feel, complementing the well-proportioned bedrooms throughout. Externally, the home enjoys a generous driveway, garage, and mature front and rear gardens, providing both practicality and outdoor space in equal measure.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living and dining room, kitchen to the ground floor with a landing, three bedrooms and shower room to the first floor. Externally there is off-street parking leading to a garage along with gardens to the front and rear. EPC - D 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 shore make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travelling 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

Entrance Hallway

Entered via a glazed front door with matching glazed side panel, the welcoming entrance hall incorporates under-stair storage, a cupboard and a radiator.

Living and Dining Room

A bright and spacious dual-aspect reception room with a double glazed window to the front elevation and double glazed patio doors to the rear leading into the enclosed rear garden. The room further benefits from two radiators.

Kitchen

A stylish and contemporary kitchen fitted with a range of base and wall units with complementary work surfaces. Features include a four-ring hob with chimney-style extractor hood above and oven below, along with integrated fridge, freezer, dishwasher and washing machine. Double glazed window to the rear elevation and a double glazed door to the side

First Floor

Landing

With double glazed window to the side elevation and access to the loft space.

Bedroom One

Front-facing bedroom with double glazed window to the front elevation and radiator.

Bedroom Two

Rear-facing bedroom with double glazed window to the rear elevation and radiator.

Bedroom Three

Front-facing bedroom with double glazed window to the front elevation and radiator.

Shower Room

A contemporary shower room comprising a corner shower cubicle, built-in vanity unit with sink and WC, heated towel rail and a built-in storage cupboard. Double glazed window to the rear elevation.

Externally

Front and Side

Laid to lawn with a mature shrubbery bed, the front garden provides an attractive approach. A generous driveway runs along the side elevation, offering ample off-street parking and leading to the garage.

Rear

The enclosed rear garden is well established and mature, featuring a lawned area, paved patio and seating space. There are two bordered beds, providing an excellent opportunity for further planting and personalisation.

Garage

Accessed via an up-and-over door, the garage houses the central heating boiler and benefits from lighting and power points.

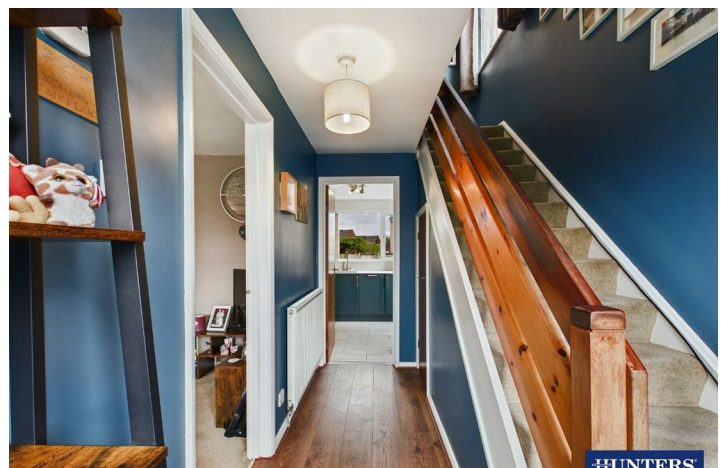
AML Disclosure

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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.

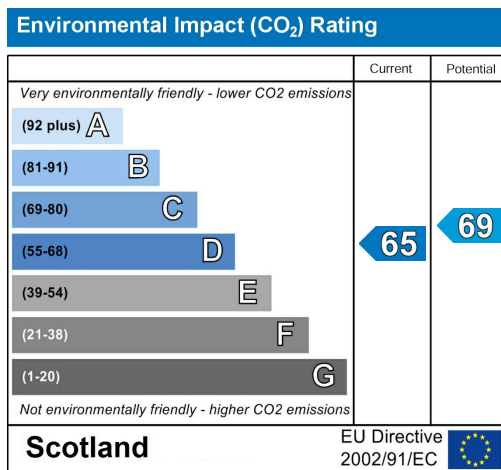
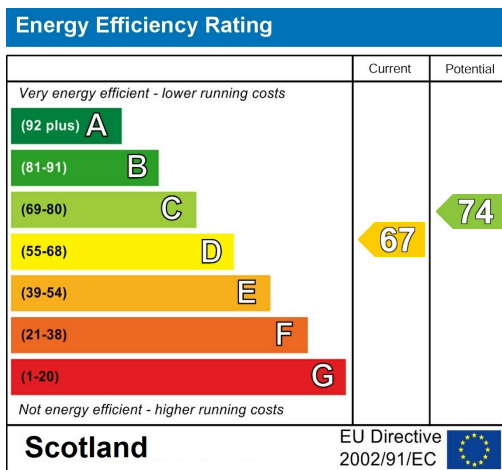
Floorplan







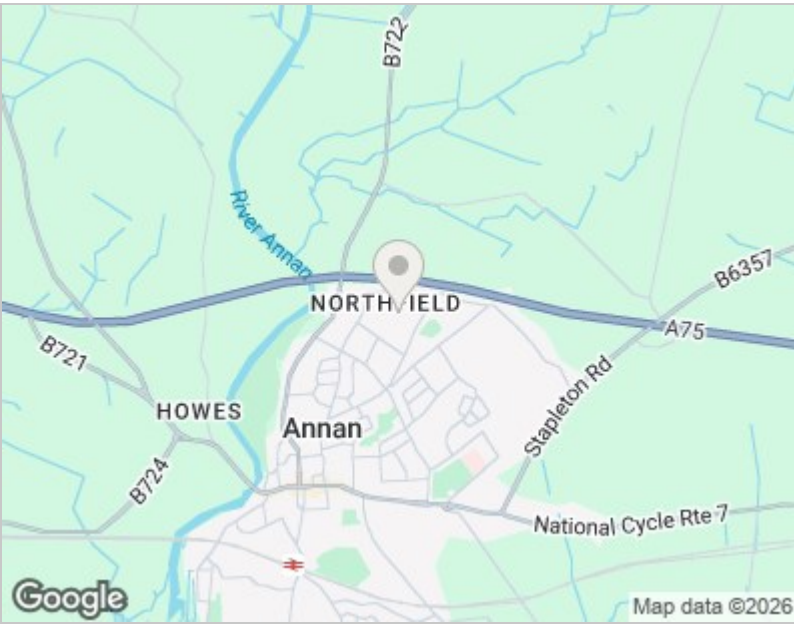
Energy Efficiency Graph



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





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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