

HUNTERS[®]

HERE TO GET *you* THERE



Melbourne Avenue

Eastriggs, Annan, DG12 6PJ

Offers Over £100,000



- No Onward Chain
- Large Dual-Aspect Living Room
- Two Double Bedrooms, One with En-Suite
- Gravelled Front Garden plus Rear Yard with Shed
- Ideal for Buy-To-Let Landlords and Downsizers
- Deceptively Spacious Ground Floor Apartment
- Kitchen with Dining Area
- Three-Piece Bathroom
- Off-Road Parking to the Front
- EPC - C

Tel: 01387 245898

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Property launch on Friday 14th August between 10am and 11am, please contact Hunters to schedule your private viewing.

NO CHAIN - Conveniently located within the popular village of Eastriggs, this deceptively spacious ground-floor apartment offers well-proportioned and versatile accommodation, including a large dual-aspect living room, a fitted kitchen with dining space, two double bedrooms, one with an en-suite, a separate three-piece bathroom and a useful office/store room. Externally, the property benefits from a gravelled front garden with off-road parking, together with a rear yard and large timber storage shed. Offering scope for some cosmetic updating, the apartment provides an excellent opportunity for the new owner to personalise the accommodation to their own taste and would appeal to a wide range of buyers, including downsizers, first-time buyers and buy-to-let landlords. 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.

Eastriggs is a well-served and conveniently located village in Dumfries and Galloway, offering a strong range of everyday amenities alongside excellent transport connections. Within the village itself are local shops, a pre-school playgroup, primary school with nursery provision, a dispensing chemist, garden centre, vehicle servicing and repair facilities, beauty and hair salons, a bar and restaurant, and a selection of takeaways, all contributing to the village's practical day-to-day appeal. Eastriggs is also home to the popular Devils Porridge Museum, a well-regarded visitor attraction celebrating the area's fascinating First World War history. The village benefits from regular bus services connecting Dumfries, Annan, Gretna and Carlisle, while the nearby A74(M), A75 and M6 provide excellent road links, making the area highly accessible for commuters and those travelling further afield.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and two bedrooms, and a built-in cloak cupboard.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, fireplace with electric fire, alcove shelving, fitted work surface, and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with work surfaces and tiled splashbacks above. Extractor unit, space with plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, one and a half bowl ceramic sink with mixer tap, wall-mounted gas boiler, radiator, external door to the rear yard, opening to the rear hall, and a double glazed window to the side aspect.

BEDROOM ONE & EN-SUITE

Bedroom One:

Double glazed window to the rear aspect, radiator, two built-in wardrobes with lighting internally, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with electric shower unit. Fully-tiled walls, towel radiator, extractor fan, and an obscured double glazed window.

BEDROOM TWO

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

REAR HALL

Internal doors to the bathroom and office/store, and a double glazed window to the rear aspect.

BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bath with shower over.

Part-tiled walls, towel radiator, and an obscured double glazed window.

OFFICE/STORE

Double glazed window to the side aspect, radiator, and a loft-access point.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a generous gravelled garden and parking area, benefitting an external cold water tap on the front elevation.

Rear Yard:

To the rear of the property is a concrete hardstanding area which currently stands a large timber garden shed.

WHAT3WORDS:

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

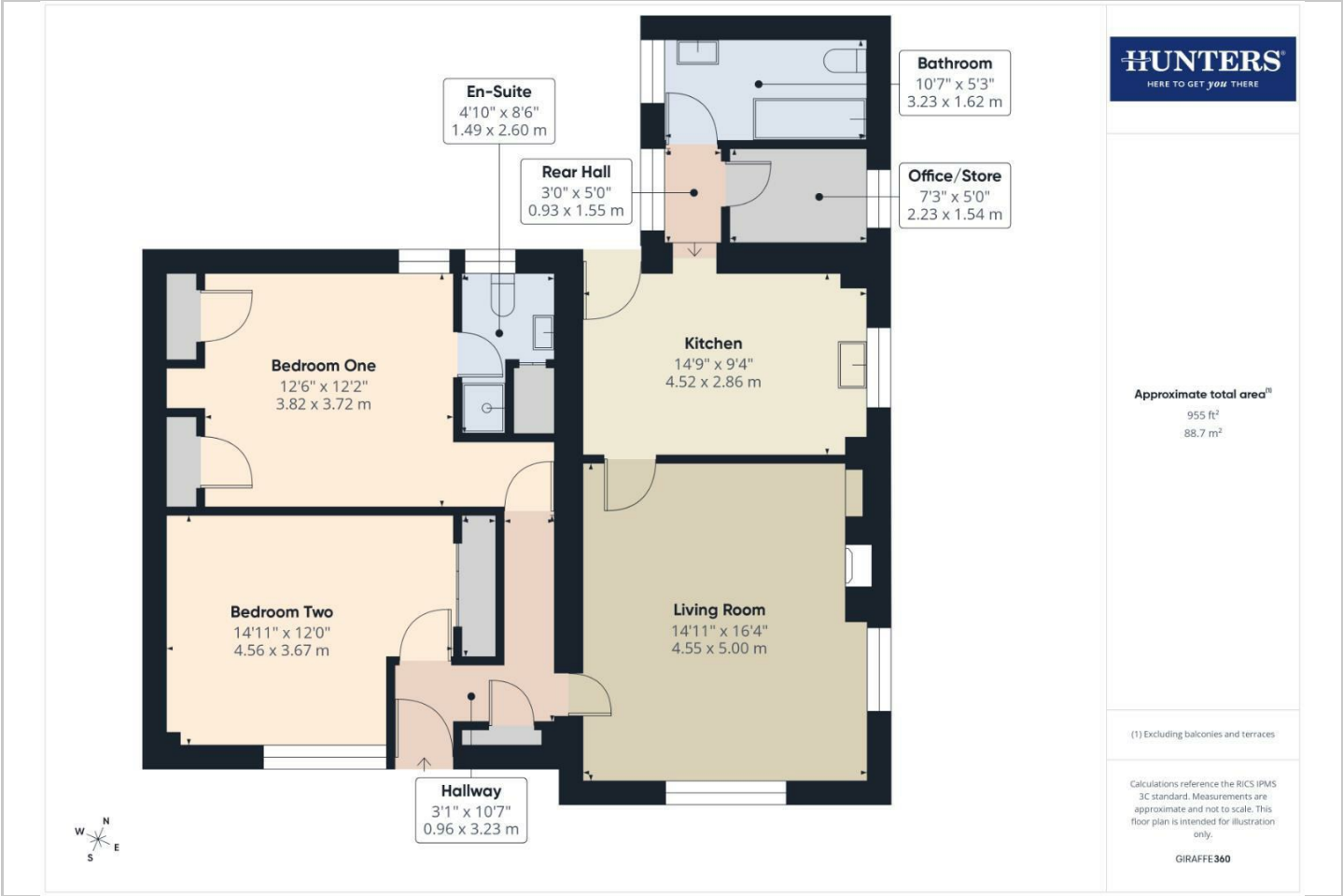
AML DISCLOSURE:

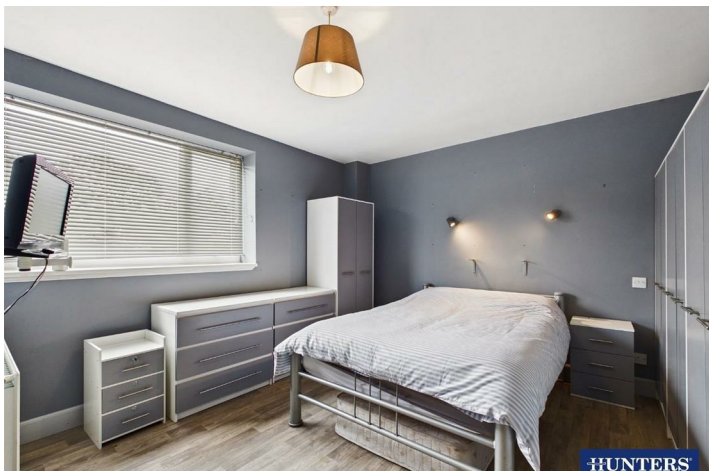
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

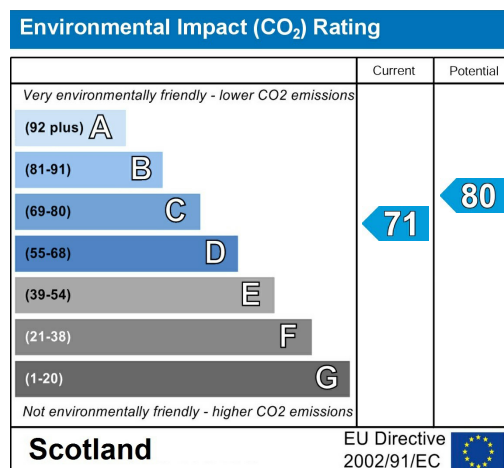
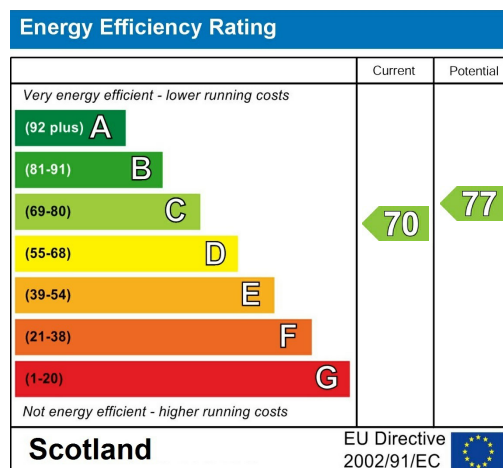
Floorplan







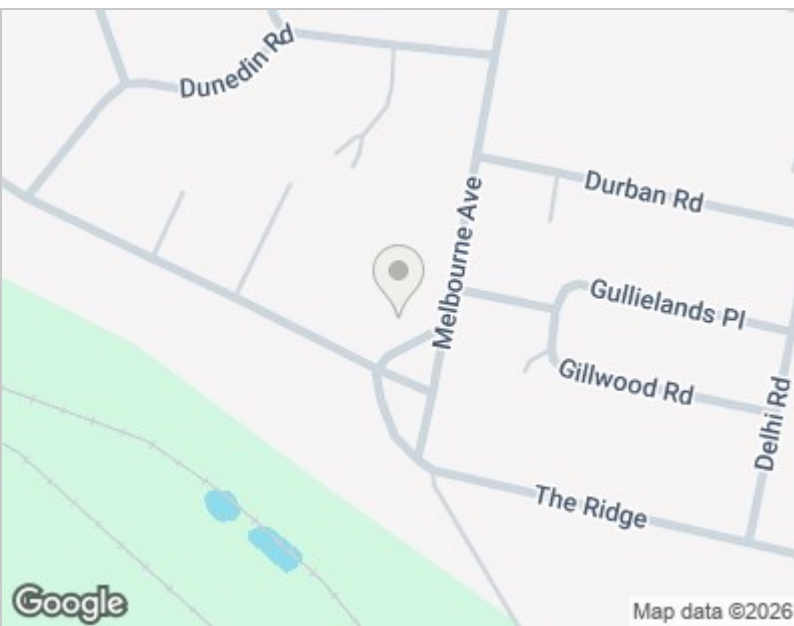
Energy Efficiency Graph



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



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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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