

HUNTERS®

HERE TO GET *you* THERE



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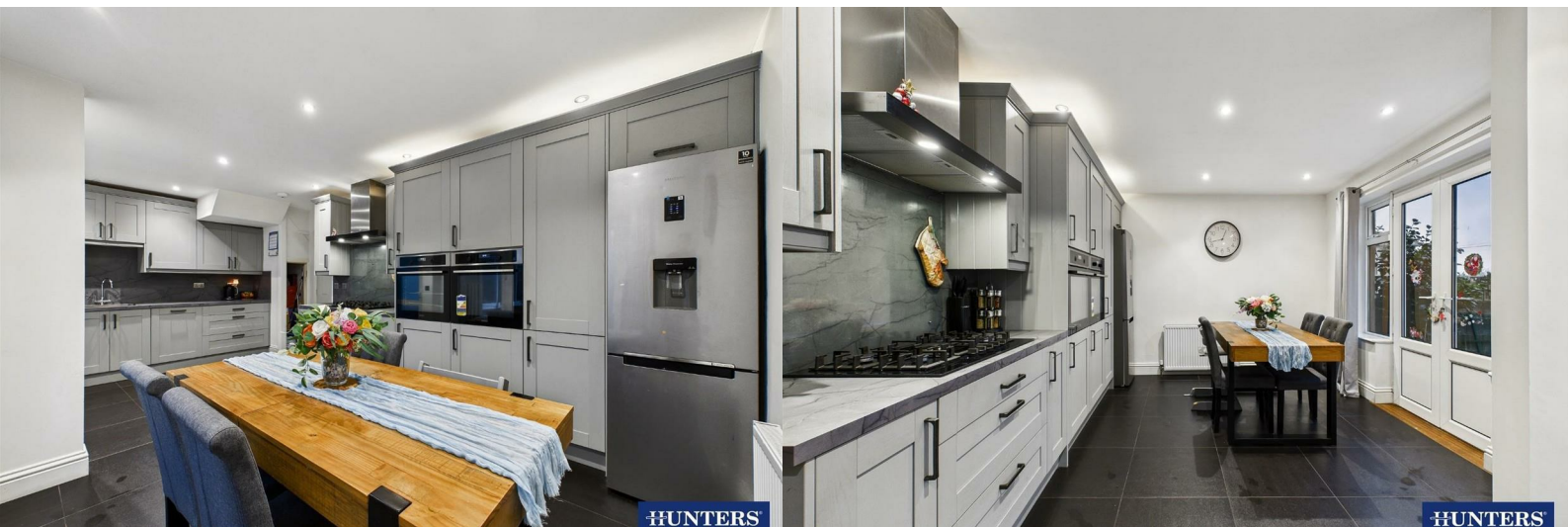
Turnberry Road

Annan, DG12 6LH

Offers Over £185,000



Council Tax: C



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43 Turnberry Road

Annan, DG12 6LH

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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and recessed spotlights.

HALLWAY

Internal doors to the living room and dining kitchen, radiator, recessed spotlights, and stairs to the first floor landing.

LIVING ROOM

Double glazed bay window to the front aspect, and a radiator.

DINING KITCHEN

Modern fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and tiled splashbacks above. Two integrated eye-level electric ovens, five-burner gas hob, extractor unit, integrated microwave, integrated dishwasher, space for a fridge freezer (fridge freezer included in the sale) space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, recessed spotlights, double glazed patio doors to the rear garden, and an internal door to the sunroom.

SUNROOM

Double glazed windows to the rear aspect, and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, and an obscured double glazed window.

BEDROOM ONE

Double glazed bay window to the front aspect, radiator, recessed spotlights, and an open-wardrobe area.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the front aspect, radiator, recessed spotlights, and a built-in cupboard with wall-mounted gas boiler internally.

BATHROOM

Four-piece suite comprising a WC, pedestal wash basin, corner spa-style bathtub, and a corner shower enclosure benefitting a mains shower with rainfall shower head and wand. Fully-tiled walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden, alongside a driveway allowing off-street parking for two vehicles. A gate offers pedestrian access to the rear garden.

Rear Garden:

To the rear of the property is a generous garden area, predominantly lawned and including access to the outbuildings, and an external cold water tap.

CONVERTED GARAGE & STORES

Converted Garage:

The converted garage offers a pedestrian access door, with power and lighting internally.

Tel: 01387 245898

Three Stores:

Attached to the converted garage are three individual stores, suitable for coal, logs or storage.

WHAT3WORDS:

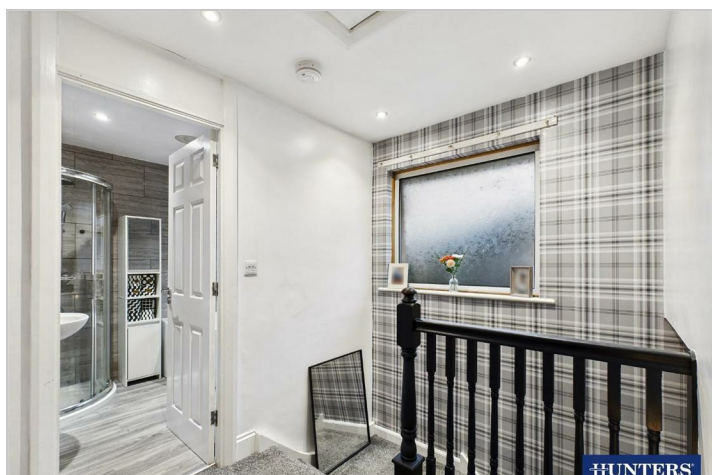
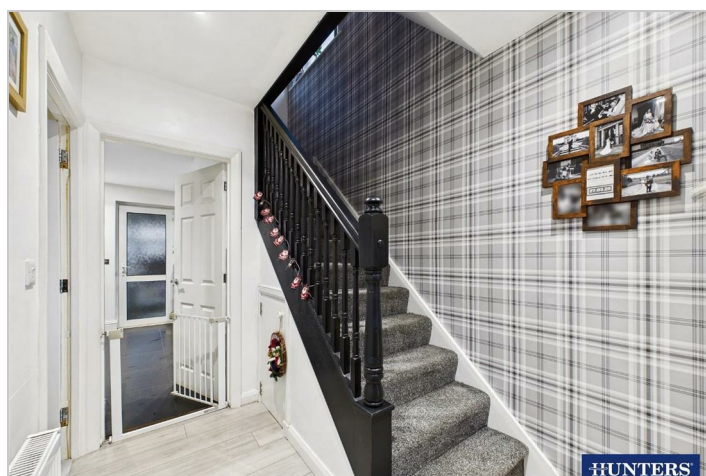
For the location of this property, please visit the [What3Words App](#) and enter - grumbling.wide.heeding

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.



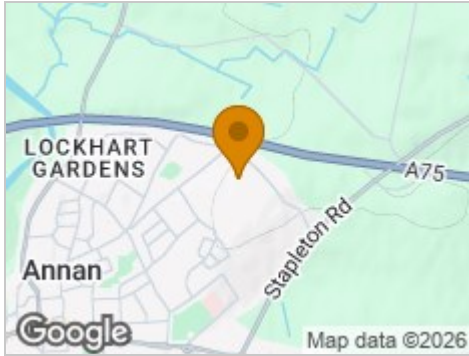
Road Map



Hybrid Map



Terrain Map



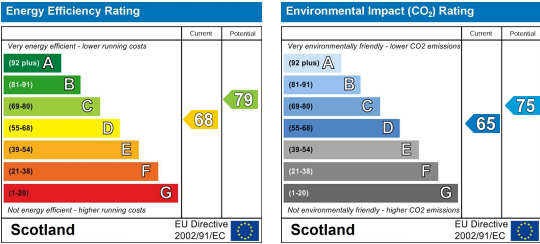
Floor Plan



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.

Energy Efficiency Graph



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.