



The Ridge

Eastriggs, Annan, DG12 6NR

Offers Over £275,000



- No Onward Chain
- Peaceful Position to the Outskirts of Eastriggs, with Rear Views towards the Lakeland Fells
- Modern Dining Kitchen with Adjoining Utility Room
- Family Bathroom with Corner Bathtub
- Off-Street Parking plus Integral Garage
- Spacious Detached Bungalow on a Generous Corner Plot
- Spacious Dual-Aspect Living Room plus Versatile Conservatory/Rear Porch
- Four Double Bedrooms including Master with En-Suite
- Mature Gardens to the Front, Side and Rear
- EPC - C

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Offered to the market with no onward chain, this impressive four-bedroom detached bungalow occupies a generous corner plot in a peaceful position on the outskirts of Eastriggs, enjoying lovely rear views towards the Lakeland Fells.

Boasting spacious, versatile and beautifully proportioned accommodation throughout, the property presents a fantastic opportunity for a wide range of purchasers seeking comfortable single-storey living. Internally, the accommodation includes a generous dual-aspect living room, a versatile conservatory/rear porch and a modern dining kitchen with adjoining utility room. There are four well-proportioned double bedrooms, including a master bedroom with en-suite facilities, alongside a family bathroom featuring a corner bathtub. One of the property's standout features is the exceptional provision of storage, a rare and highly desirable advantage, with fitted wardrobes to three bedrooms and an abundance of additional built-in cupboards throughout the hallway and dining kitchen. Externally, the property is complemented by mature and well-established gardens extending to the front, side and rear, providing wonderful outdoor spaces for relaxation, gardening and entertaining. Ample off-street parking and an integral garage further enhance the practicality and appeal of this attractive home. Combining generous living accommodation, outstanding storage, delightful gardens and lovely countryside views, this superb bungalow offers a wonderful opportunity that must be viewed to be fully appreciated. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - E.

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.

Tel: 01387 245898

GROUND FLOOR:

PORCH

Entrance door from the front with an obscured double glazed side panel window, double glazed window to the front aspect, radiator, and an internal door to the hallway.

HALLWAY

Internal doors to the living room, dining kitchen, four bedrooms and family bathroom, two radiators, loft-access point, two in-built cupboards, and a walk-in cupboard with wall-mounted gas boiler internally.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, and two radiators.

DINING KITCHEN

Modern fitted kitchen with breakfast bar peninsula, comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, space with plumbing for a washing machine, space for an American-style fridge freezer, under-counter lighting, one and a half bowl stainless steel sink with mixer tap, radiator, two in-built cupboards with double-sliding doors, internal door to the utility room, double glazed sliding patio door to the conservatory, and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted base unit work surface above. One bowl stainless steel sink with mixer tap, space with plumbing for a washing machine, space for a tumble dryer, radiator, and an external door to the side garden.

CONSERVATORY

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

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator, two fitted wardrobes with double mirrored sliding doors, and an internal door to the en-suite.

En-Suite:

Comprising a WC, wall-mounted vanity unit with inset wash basin, and a walk-in shower enclosure benefitting a mains shower unit with rainfall shower head and hand attachment. Part-tiled walls, chrome towel radiator, LED mirror, and an obscured double glazed window.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR/STUDY

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

FAMILY BATHROOM

Comprising a WC, wall-mounted vanity unit with inset wash basin, and a corner bathtub with shower over. Part-tiled walls, chrome towel radiator, LED mirror, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with established borders, alongside a tarmac driveway allowing off-street parking. Access from the driveway into the porch and garage, along with gated access to both sides of the property to the side and rear.

Side & Rear Gardens:

To the side and rear of the property are established gardens, both including lawn, mature borders and trees. Additionally, the rear garden includes a timber garden shed, greenhouse, an external cold-water tap positioned on the side elevation.

GARAGE

Manual up-and-over garage door, power sockets and lighting internally.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - megawatt.cheerily.backers

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.

FURTHER INFORMATION

We would like to advise prospective buyers Planning Permission in Principle for the erection of a dwellinghouse has been granted opposite The Ridge. Further information can be found on the Dumfries & Galloway Council website with the following reference number: 26/0036/PIP

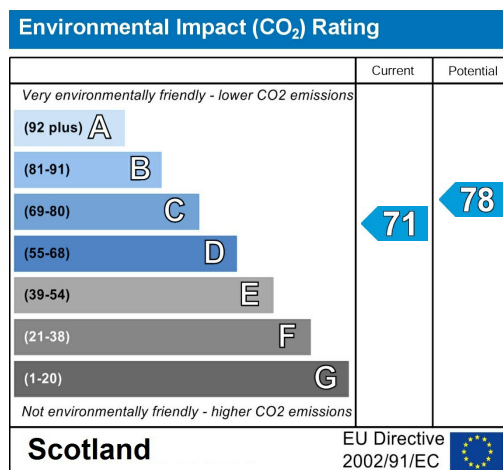
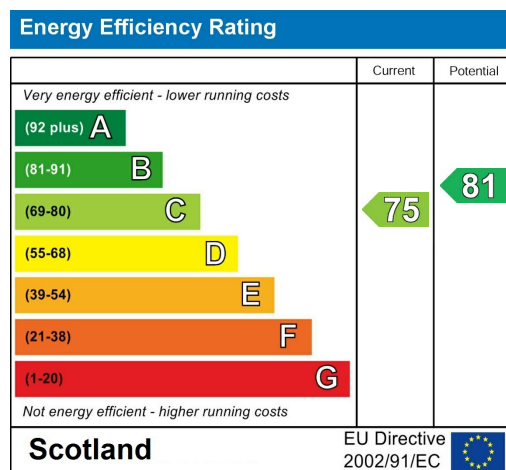
Floorplan







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





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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