



Hospital Road

Annan, DG12 5JF

Offers In The Region Of £155,000

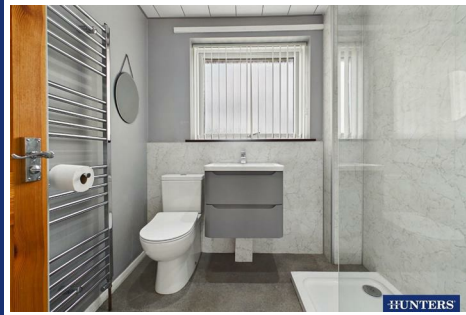


- No Onward Chain
- Ideal for Families, First-Time Buyers and Professionals
- Modern Fitted Kitchen
- Contemporary Shower Room
- Off-Road Parking and Attached Garage
- Well-Presented Semi-Detached House
- Open-Plan Living/Dining Room with Rear Garden Access
- Three Bedrooms
- Attractive Front and Rear Gardens with External Wash-House
- EPC - D

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Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home provides an excellent opportunity for families, first-time buyers and professionals alike. The accommodation is thoughtfully arranged and includes a spacious open-plan living and dining room, creating a bright and versatile main reception space with direct access out to the rear garden, ideal for both everyday living and entertaining. A modern fitted kitchen complements the ground floor, while upstairs there are three bedrooms and a contemporary shower room. Externally, the property enjoys attractive front and rear gardens, with the added benefit of an external wash-house, providing useful storage or practical additional space. Off-road parking and an attached garage further enhance the appeal, while the property's well-presented condition and scope for cosmetic improvement offer an ideal opportunity for purchasers to add their own style and make the home their own. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:

Central Heating via Back Boiler and Double Glazing Throughout.

EPC - D and Council Tax Band - D.

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 beaches make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travel to 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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living/dining room and kitchen, radiator, and stairs to the first floor landing.

LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed sliding patio door to the rear garden, radiator, and a fireplace with gas fire.

KITCHEN

Fitted kitchen comprising base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric double oven, electric hob, extractor unit, space for an under-counter appliance, one bowl stainless steel sink with mixer tap, under-counter lighting, radiator, under-stairs cupboard, double glazed window to the rear aspect, and an external door to the side passageway.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

Double glazed window to the front aspect, radiator, and a built-in wardrobe/cupboard.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a built-in wardrobe/cupboard.

BEDROOM THREE

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

BATHROOM

Three piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a walk-in shower enclosure benefitting an electric shower with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, recessed lighting, obscured double glazed window, and a built-in cupboard with water cylinder internally.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance gravelled garden area with mature planted borders, alongside a driveway allowing off-road parking. Access from the driveway into the garage, along with gate to the

passageway leading to the rear garden.

Rear Garden:

To the rear of the property is a large garden, benefitting a paved seating area, lawn, mature borders, timber garden shed, 6x8 greenhouse and an external cold-water tap.

GARAGE, WASH HOUSE & PASSAGEWAY

Garage:

Manual up-and-over garage door, pedestrian access door, and lighting.

Wash House:

Pedestrian access door, window, plumbing for a washing machine, power sockets and lighting.

Passageway:

Open to the rear garden, gate to the front driveway, and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - stored.hockey.expert

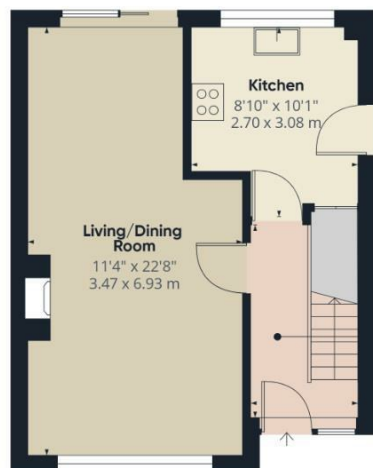
AML DISCLOSURE:

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.

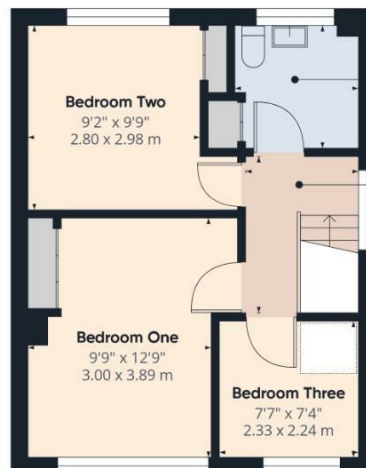
HOME REPORT:

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.

Floorplan



Ground Floor Building 1



Floor 1 Building 1

Shower Room
6'7" x 6'8"
2.02 x 2.05 m

Landing
6'2" x 8'3"
1.90 x 2.53 m

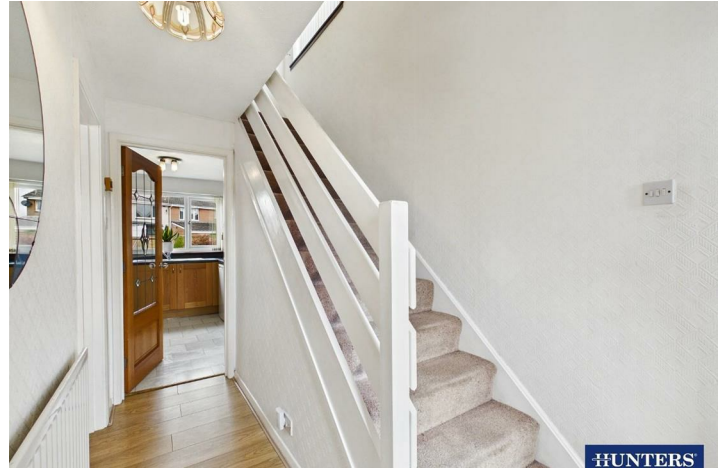
Approximate total area⁽¹⁾
752 ft²
69.7 m²

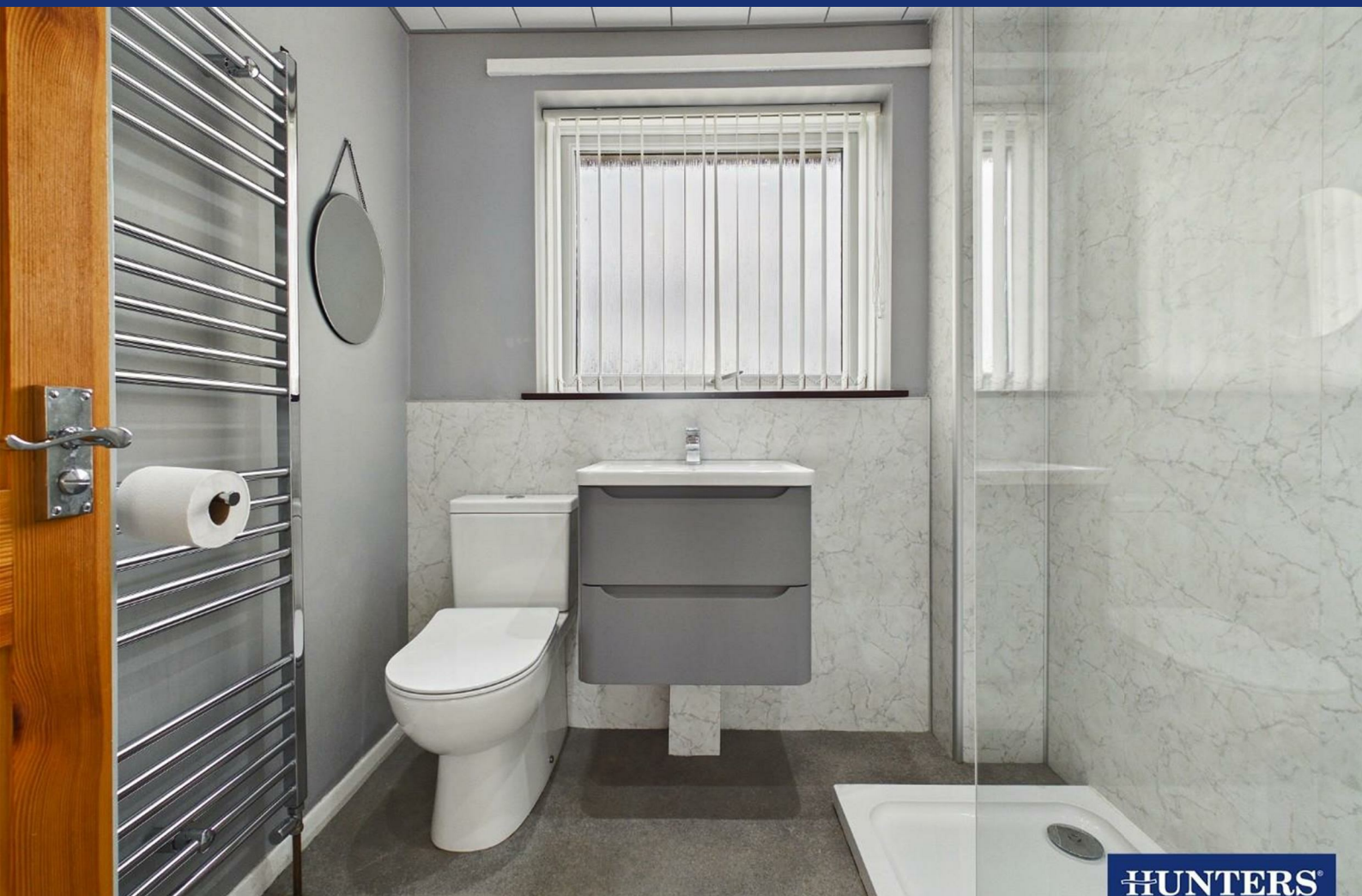
(1) Excluding balconies and terraces

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

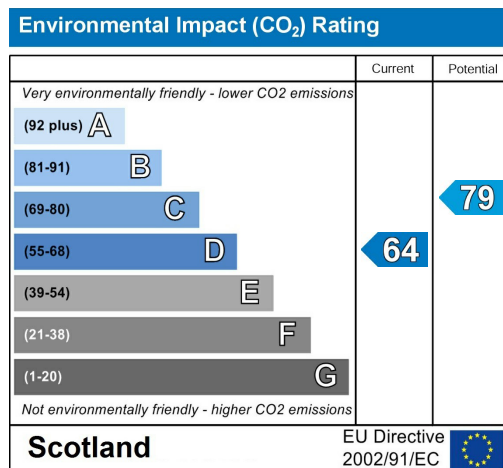
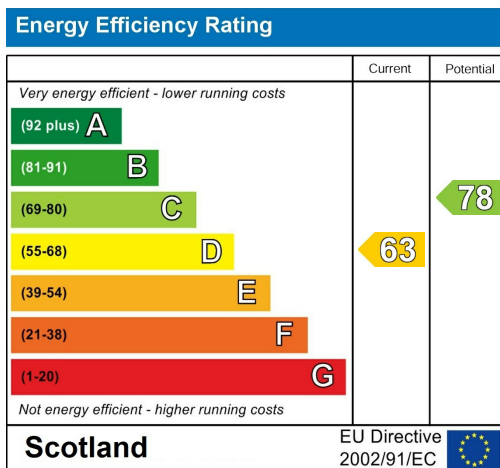
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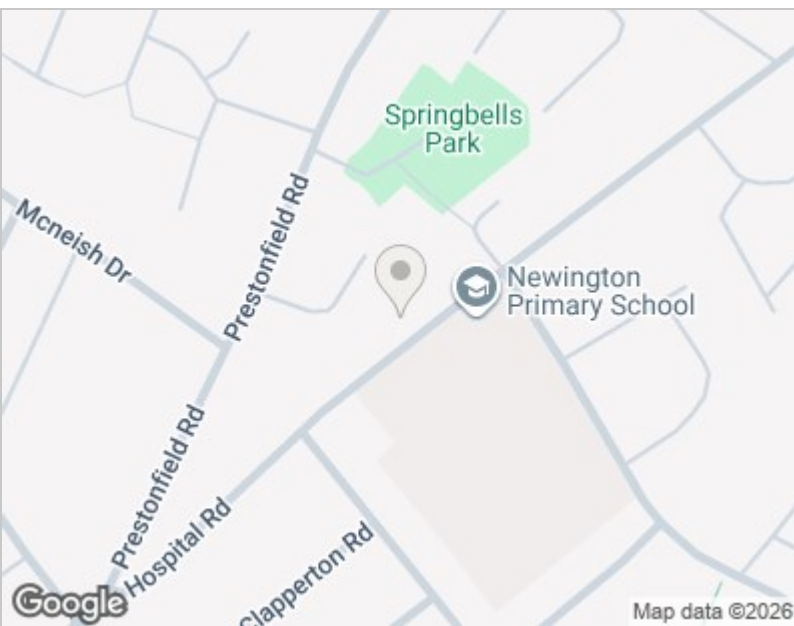
Energy Efficiency Graph



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.

Bridgend High St, Dumfries, Annan, DG12 6AG
Tel: 01387 245898 Email: annan@hunters.com
www.hunters.com

