



Durban Road

Eastriggs, Annan, DG12 6PH

Offers Over £105,000



- No Onward Chain
- Lovely Position in Eastriggs Overlooking the Play Fields
- Fitted Kitchen with Garden Access
- Three-Piece Bathroom
- On-Street Parking within Durban Road

- End of Terrace House
- Dual-Aspect Living/Dining Room
- Two Double Bedrooms, Both with Built-In Wardrobes
- Low-Maintenance Gardens to the Front and Rear
- EPC - D

Durban Road

Eastriggs, Annan, DG12 6PH

Offers Over £105,000



Offered to the market with no onward chain, this attractive end-of-terrace house enjoys a lovely position within Eastriggs, with an open outlook over the nearby play fields and well-arranged accommodation ideally suited to first-time buyers, downsizers or buy-to-let investors. The property offers a practical layout with a bright dual-aspect living/dining room providing a comfortable space for both everyday living and dining, while the fitted kitchen gives direct access out to the rear garden. To the first floor, there are two double bedrooms, both benefiting from built-in wardrobes, along with a three-piece bathroom. Externally, the home is complemented by low-maintenance gardens to the front and rear, offering manageable outdoor space, with on-street parking available within Durban Road. Well placed within the village and convenient for access to Annan, Gretna and wider transport links, this is a well-positioned home offering comfort, practicality and excellent local appeal.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D 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/dining room and kitchen, radiator, stairs to the first floor landing with under-stairs cupboard, and a double glazed window to the front aspect. The under-stairs cupboard includes lighting, consumer unit, and the wall-mounted gas boiler internally.

LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, and a fireplace with open fire (currently capped).

KITCHEN

Fitted base, wall and drawer units with worksurfaces and splashbacks above. Integrated electric oven, electric hob, space with plumbing for a washing machine, space for an under-counter fridge, space for an under-counter freezer, one bowl stainless steel sink with draining board, radiator, small hall with external door to the rear garden, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, walk-in storage cupboard, additional built-in cupboard, and a loft-access point.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

Three piece suite comprising a WC, vanity unit with inset wash basin, and bath benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance shillied garden, with pathway from the pavement to the front door. Parking is available on-street within Durban Road.

Rear Garden:

To the rear of the property is an enclosed and low-maintenance garden, predominantly shillied with a small area of paving, a concrete hardstanding area, and an access gate to the shared side pathway.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - [///smallest.booklets.rapport](https://smallest.booklets.rapport)

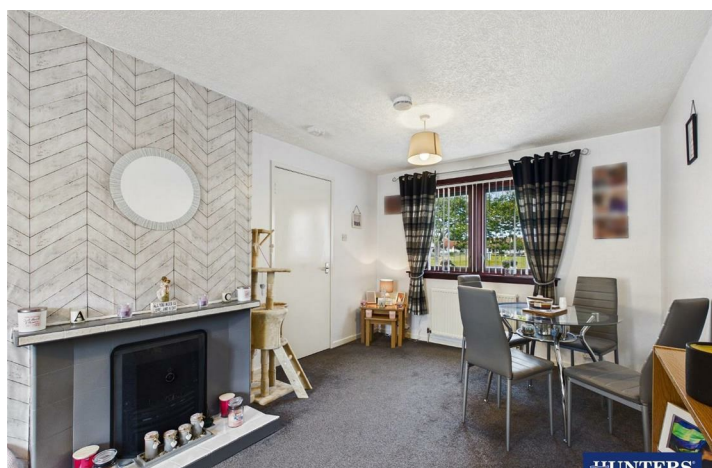
AML DISCLOSURE:

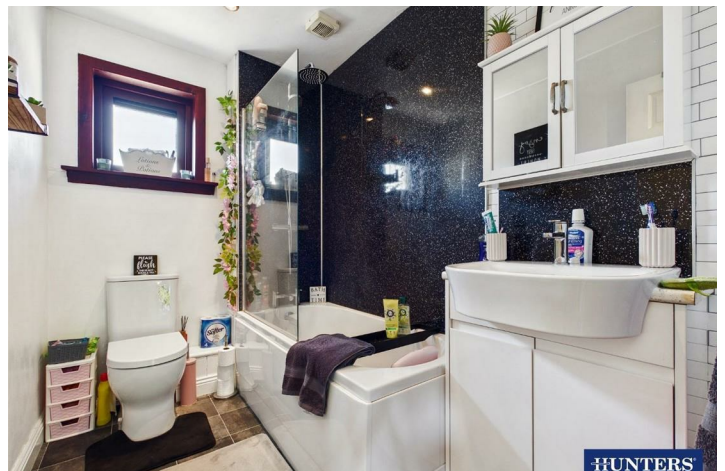
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

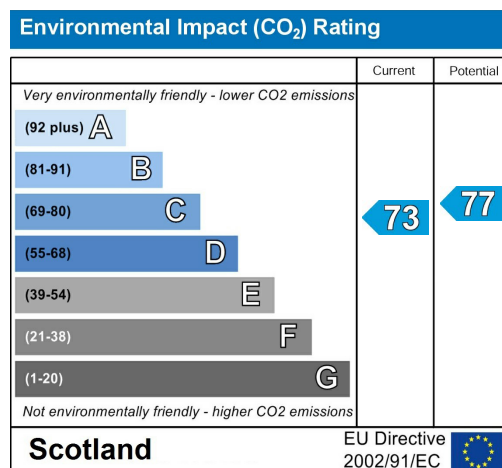
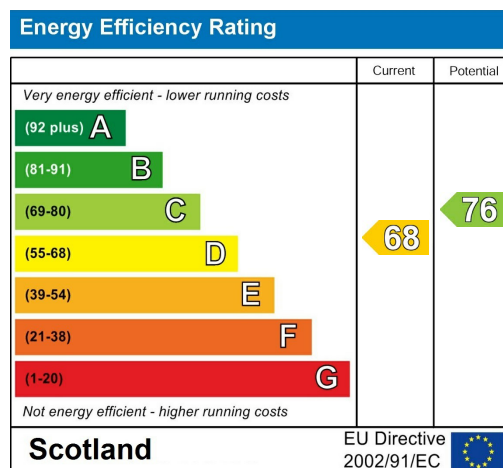






HUNTERS

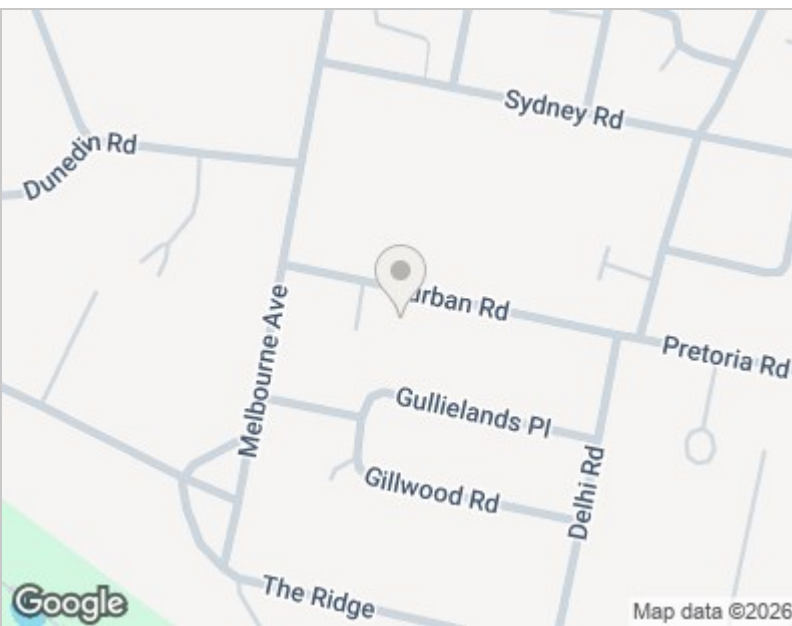
Energy Efficiency Graph



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



HUNTERS
HERE TO GET *you* THERE

Tel: 01387 245898



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

