



Hospital Road

Annan, DG12 5JE

Offers Over £180,000



- No Onward Chain & Part Exchange Available
- Situated on a Generous Plot
- Huge Potential for Modernisation & Improvement
- Kitchen & Separate Utility Room
- Ample Off-Street Parking & Attached Garage
- Spacious Detached Bungalow
- Sought-After Area of Annan
- Two Double Bedrooms & Four Reception Rooms
- Substantial Front & Rear Gardens
- EPC - F

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Property Launch on Friday 15th August on 13:00 and 14:15, please contact Hunters to schedule your private viewing.

NO CHAIN - An exceptional opportunity to acquire a spacious two-bedroom, four-reception detached bungalow, set on a substantial plot within a sought-after area of Annan. Whilst the property requires modernisation and improvement throughout, it offers huge potential to be adapted into a dream home.

Internally, the bungalow features two double bedrooms, a spacious living room with a large front-aspect window, a dining room, kitchen, two sunrooms, modern shower room, utility room, and a dedicated study area, an ideal combination of living, entertaining, and working space. Externally, the property sits on a generous plot, including substantial front and rear gardens, a private driveway providing off-street parking for three to four vehicles, and a large attached single garage. Of further note, the bungalow offers excellent internal storage, with fitted wardrobes in both bedrooms and multiple storage cupboards. For those keen to develop the property further, there is excellent scope for extension or complete demolition, subject to the necessary permissions. Don't miss this rare opportunity, contact Hunters Annan today to arrange your private viewing.

The accommodation briefly comprises an entrance hall, dining room, living room, kitchen, inner hall, two bedrooms, two sunrooms, hall, shower room, hall, utility room, store room and study internally with off-street parking, garage and large front and rear gardens. EPC - F and Council Tax Band - E.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within the town itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

Tel: 01387 245898

GROUND FLOOR:

ENTRANCE HALL

11'3" x 6'1" (3.43m x 1.85m)

DINING ROOM

11'7" x 11'3" (3.53m x 3.43m)

LIVING ROOM

16'7" x 11'8" (5.05m x 3.56m)

KITCHEN

12'5" x 10'0" (3.78m x 3.05m)

INNER HALL

BEDROOM ONE

11'11" x 7'11" plus 7'11" x 7'6" (3.63m x 2.41m plus
2.41m x 2.29m)

BEDROOM TWO

12'1" x 12'0" (3.68m x 3.66m)

SHOWER ROOM

6'5" x 6'0" (1.96m x 1.83m)

SUNROOM ONE

SUNROOM TWO

15'3" x 9'9" (4.65m x 2.97m)

HALL

UTILITY ROOM

7'0" x 6'10" (2.13m x 2.08m)

STORE ROOM

10'5" x 6'4" (3.18m x 1.93m)

STUDY

9'7" x 7'10" (2.92m x 2.39m)

GARAGE

19'10" x 8'5" (6.05m x 2.57m)

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - speech.moral.feuds

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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.

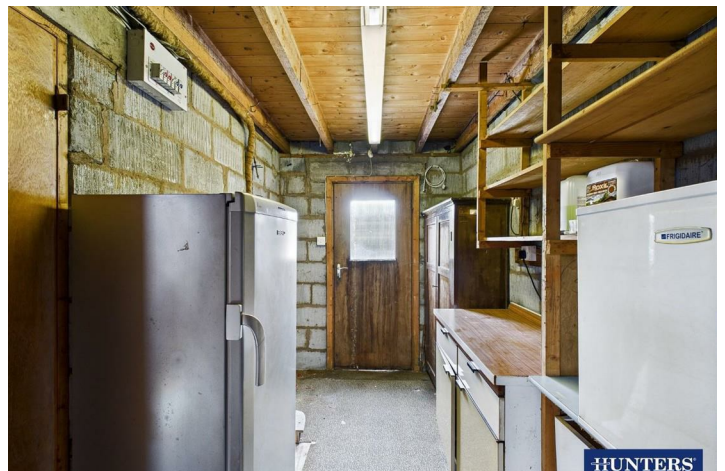
Floorplan

GROUND FLOOR



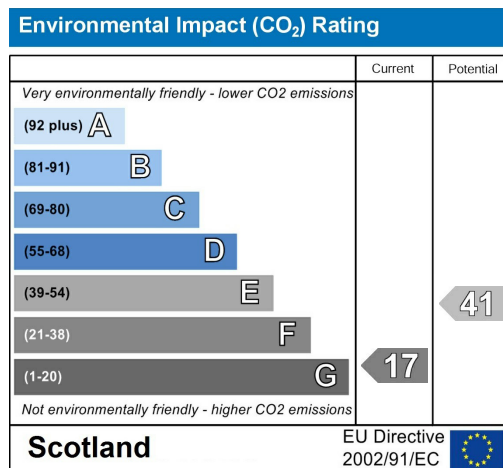
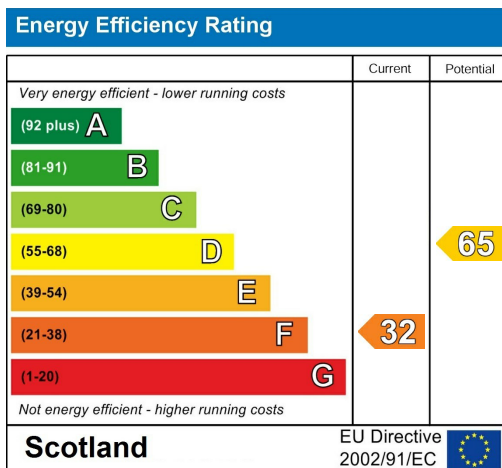
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mergeplot CS2025







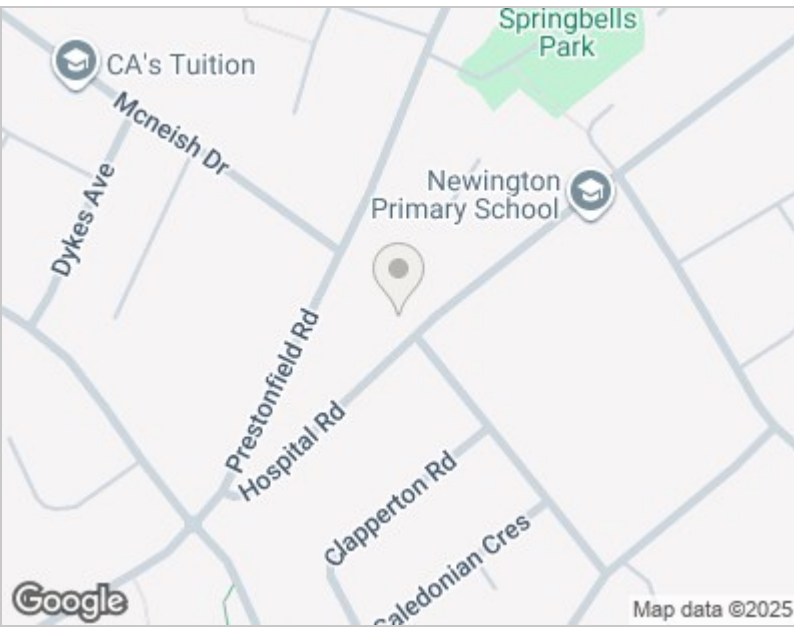
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

