

# HUNTERS®

HERE TO GET *you* THERE



## Drummond Road

Annan, DG12 5AT

Offers Over £115,000



- Beautifully Presented End-Terrace House
- Ideal for First-Time Buyers and Young Families
- Large Front-Aspect Living Room
- Contemporary Family Bathroom
- Off-Street Parking, Detached Garage & EV Charger
- Popular Location within Annan
- Stunning White-Gloss Dining Kitchen with Patio Doors
- Two Double Bedrooms, Both with Built-In Cupboards
- Low-Maintenance Front & Rear Gardens
- EPC - C

Tel: 01387 245898

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PROPERTY LAUNCH - Thursday 17th July between 2:30pm and 4pm. Contact Hunters today to arrange your private viewing appointment.

Immaculately presented throughout, this two-bedroom end-terrace house is not one to miss! Boasting a spacious front-aspect living room which flows seamlessly through to the stunning white-gloss dining kitchen, two double bedrooms, and a modern family bathroom, the home offers an enviable space that's truly ready for the new owners to move straight in and enjoy immediately. Externally, there are gardens to the front and rear, providing excellent outdoor space for entertaining with tremendous scope for landscaping and personalisation, along with a detached garage, driveway, and EV charger. Don't miss this fantastic opportunity to make this property your home, contact Hunters Annan today to arrange your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, living room and dining kitchen to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there is off-street parking, detached garage and gardens to the front and rear. EPC - C and Council Tax Band - B.

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.

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## GROUND FLOOR:

### ENTRANCE PORCH

Entrance door from the front, obscured double glazed windows and an internal door to the living room.

### LIVING ROOM

Double glazed window to the front aspect, radiator, stairs to the first floor landing with an under-stairs cupboard, and an opening to the dining kitchen.

### DINING KITCHEN

Kitchen Area:

Fitted white-gloss kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, gas hob, extractor unit, integrated fridge freezer, one and a half bowl sink with mixer tap, space and plumbing for a washing machine, recessed spotlights and a double glazed window to the rear aspect.

Dining Area:

Double glazed patio doors to the rear garden, designer vertical radiator and recessed spotlights.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor living room, internal doors to two bedrooms and bathroom, built-in cupboard, radiator and a loft-access point. We have been advised the loft includes a pull-down ladder, partly boarded and includes the gas boiler internally.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and two built-in cupboards.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator and two built-in cupboards.

### BATHROOM

Three piece suite comprising a vanity WC and countertop wash basin combination unit, and a bath benefitting a mains shower with rainfall

shower head over. Fully-boarded walls, towel radiator and an obscured double glazed window.

## EXTERNAL:

Front Garden & Driveway:

To the front of the property is a concrete driveway allowing off-street parking for two vehicles, and a gravelled garden area. Access from the driveway into the detached garage along with a small access-gate to the rear garden. Located to the front elevation of the property is an EV charging point.

Rear Garden:

To the rear of the property is a large garden, benefitting multiple paved seating areas and borders. An external cold-water tap is located on the rear elevation.

## GARAGE

Detached garage benefitting a manual up and over garage door, and a pedestrian access door from the rear garden.

## WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - uses.puddings.puppets

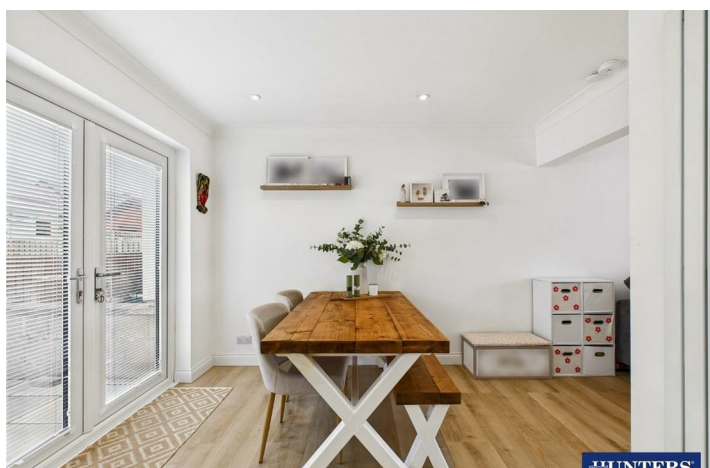
## AML DISCLOSURE

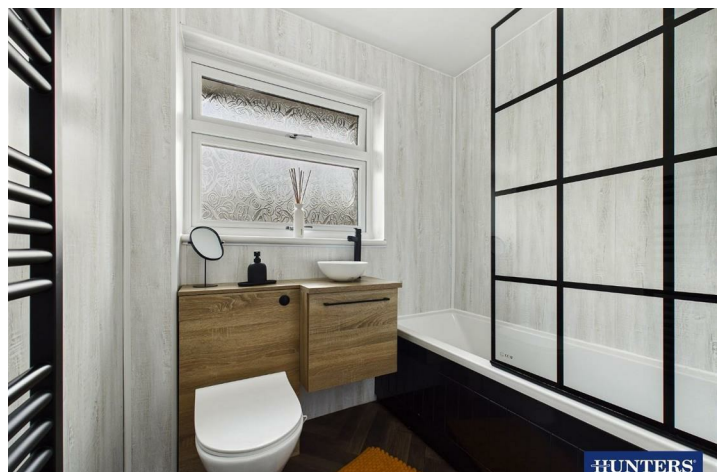
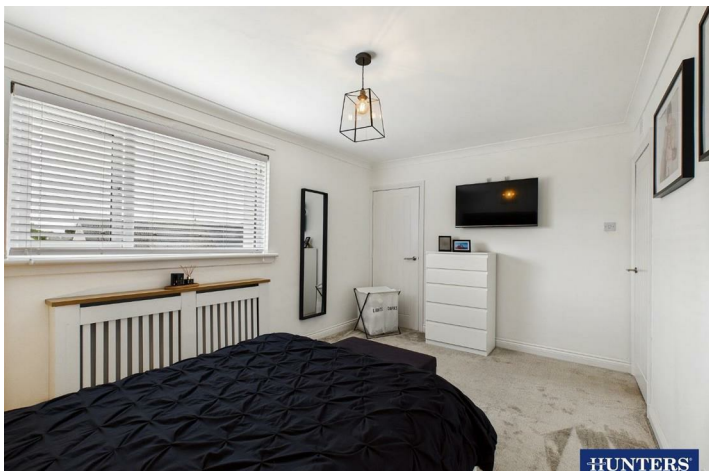
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

This properties Home Report 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.

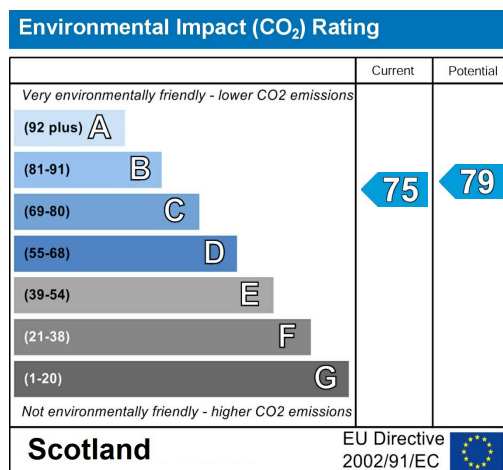
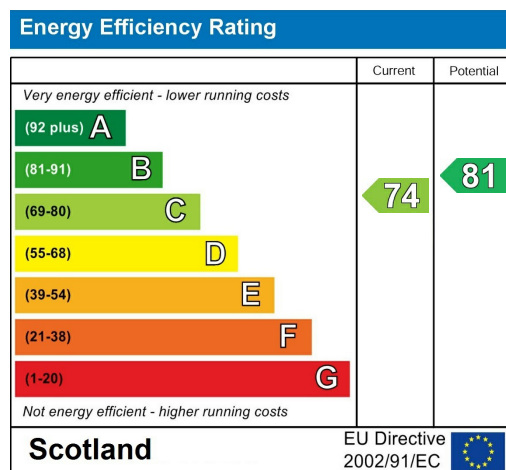
## Floorplan







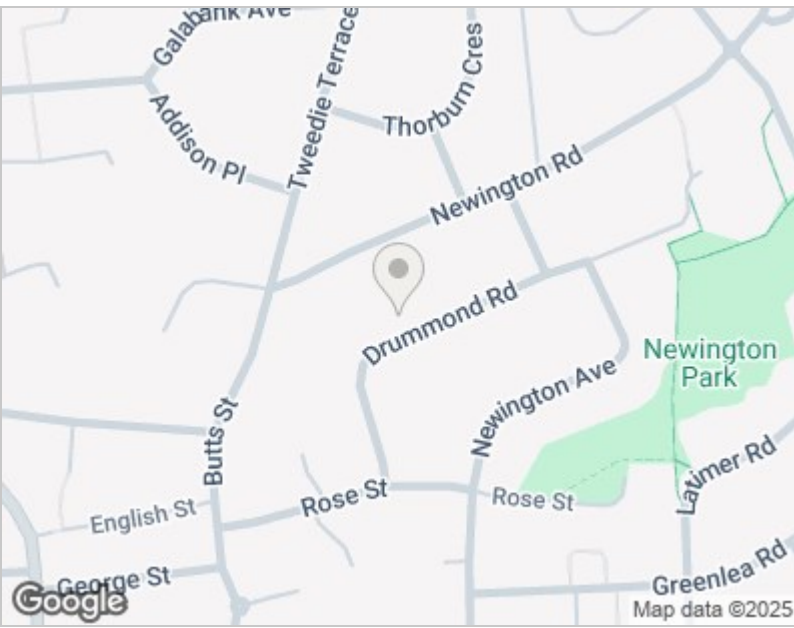
## Energy Efficiency Graph



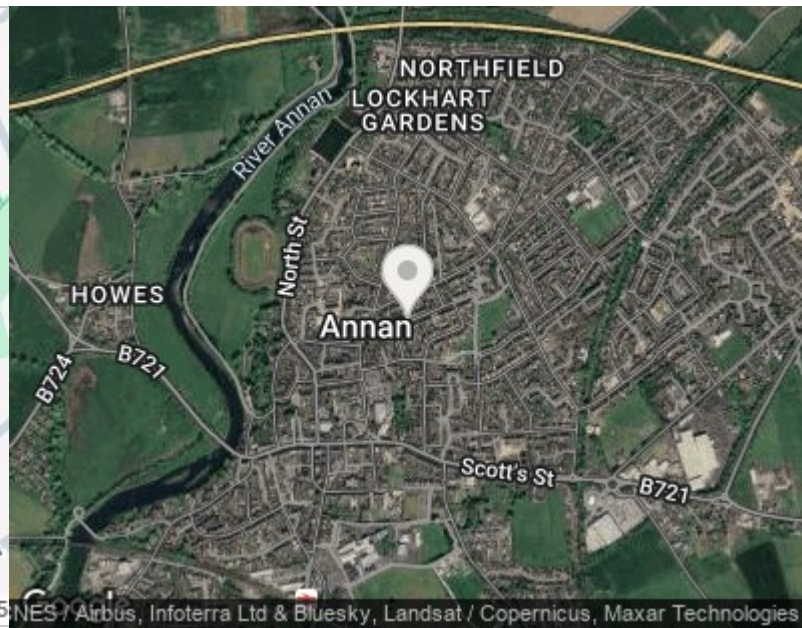
## Viewing

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





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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