



Drummond Road

Annan, DG12 5AT

Offers Over £100,000



- No Onward Chain,
- Fantastic opportunity to modernise,
- Living Room, Dining Room, Kitchen,
- Well Established Lawned Front and Rear Garden
- Viewing Essential to appreciate,
- A Semi Detached House situated in a popular area of Annan,
- Two Double Bedrooms, Shower Room,
- Central Heating, Double Gazing,
- Walking Distance of Town Centre,
- EPC - D

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A fantastic opportunity to acquire this two-bedroom property offering excellent potential for modernisation. The home provides well-proportioned accommodation throughout and would be ideal for buyers looking to create a property tailored to their own taste and style. Situated in a desirable location, the property presents a wonderful chance for first-time buyers, investors, or those seeking a rewarding renovation project. With its generous layout and great potential, this home offers the perfect canvas to create a comfortable and stylish living space. NO ONWARD CHAIN.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, living room, dining room, kitchen to the ground floor with a landing, two bedrooms and shower room to the first floor. Externally there is lawned garden to the front with potential to add a driveway subject to planning and established lawned gardens to the rear. EPC - D 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.

Ground Floor

Entrance Porch

Approached through double glazed door with double glazed windows.

Living Room

Approached through double glazed door incorporating window to the front elevation, radiator and understairs storage cupboard.

Dining Room

Rear facing reception room incorporating window to the rear elevation and radiator.

Kitchen

Incorporating fitted base and wall units with complimentary worksurface over, 4 ring hob with extractor above and oven below. Plumbing for a washing machine, sink unit, built in storage cupboard, storage area, window and radiator.

First Floor

Landing

Incorporating loft access and storage cupboard.

Bedroom 1

Front facing bedroom with window to the front elevation, built in storage cupboard housing central heating boiler, built in wardrobe and radiator.

Bedroom 2

Rear facing bedroom with window to the rear elevation, 2 built in wardrobes and radiator.

Shower Room

Incorporating 3 piece suite comprising of shower with low-level enclosure, pedestal wash hand basin, WC, window and radiator.

Externally

To the front of the property is a laid lawn garden providing potential for a buyer add an onsite driveway subject to the relevant planning consents. To side is a pedestrian access leading into an established garden with laid lawn and mature shrubbery.

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



Floor 1

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Approximate total area⁽¹⁾
779 ft²
72.6 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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

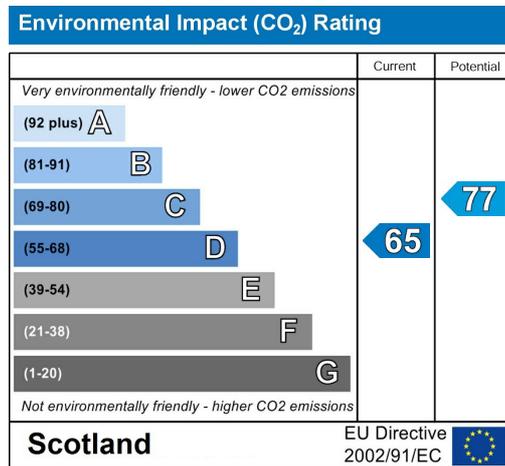
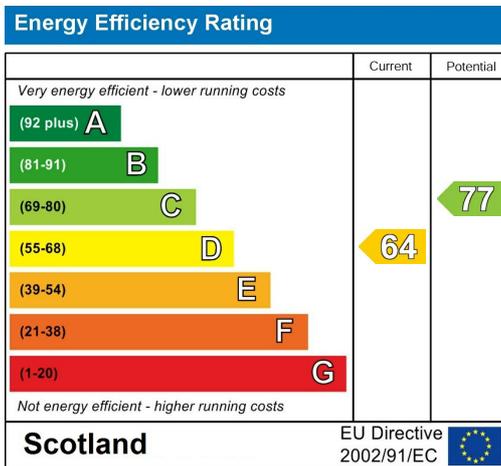
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Energy Efficiency Graph

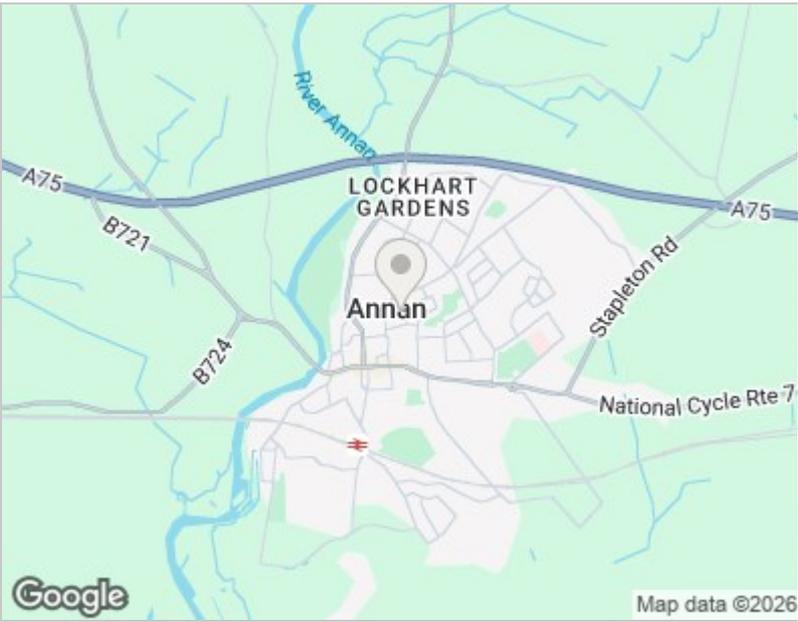


Viewing

Please contact our Hunters Annan on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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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.

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