



McMurdo Road

Annan, DG12 6DD

Offers Over £90,000



- Popular Cul-De-Sac Location
- Modern Open-Plan Kitchen, Dining & Living Room
- Two Double Bedrooms
- Generous Side & Rear Garden
- Walking Distance to Elmvale Primary School & Local Amenities
- Semi-Detached House
- Contemporary Kitchen with Central Island
- Modern Fitted Bathroom
- Ample Communal Parking on McMurdo Road
- EPC - E

McMurdo Road

Annan, DG12 6DD

Offers Over £90,000



Property launch on Saturday 2nd August between 11:30 - 12:30, please contact Hunters to schedule your private viewing.

Situated in a quiet cul-de-sac within a popular residential area of Annan, this well-presented two-bedroom semi-detached home is ideal for a wide range of buyers. The property features a spacious open-plan kitchen, dining and living room, perfect for those with a modern lifestyle, and benefits from a generous and private garden to the side and rear. Inside, there are two good-sized double bedrooms and a modern bathroom, while outside there is ample communal parking available on McMurdo Road. Located within walking distance of local amenities and just around the corner from Elmvale Primary School, this home is ready to move into and offers great potential to personalise over time. Early viewing is highly recommended.

The accommodation, which has electric heating and double glazing throughout, briefly comprises an open-plan kitchen, dining & living room to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there are gardens to the front, side and rear with communal parking to the front. EPC - E 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:

OPEN-PLAN KITCHEN, DINING & LIVING ROOM

25'4" x 17'7" (7.72m x 5.36m)

Entrance Hall Area:

Entrance door from the front with an obscured double glazed side-panel, stairs to the first floor landing, electric radiator and a storage cupboard.

Kitchen/Dining Area:

Fitted kitchen with central island comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric double oven with grill, electric induction hob, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an American fridge freezer, designer one and a half bowl sink with mixer tap, electric radiator, double glazed window to the rear aspect, and double glazed patio doors to the rear garden.

Living Area:

Double glazed window to the front aspect and an electric radiator.

Measurements to the maximum points.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall area, internal doors to two bedrooms and bathroom, and a loft-access point.

BEDROOM ONE

14'4" x 10'5" (4.37m x 3.18m)

Double glazed window to the front aspect, electric radiator and a cupboard/wardrobe with double sliding doors.

BEDROOM TWO

11'4" x 10'7" (3.45m x 3.23m)

Double glazed window to the rear aspect, electric radiator and a cupboard/wardrobe housing the water cylinder. Measurements to the maximum points.

BATHROOM

6'5" x 5'11" (1.96m x 1.80m)

Three piece suite comprising a WC, wall-mounted wash hand basin, and a P-shaped bath with electric shower. Part-boarded walls, electric towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Communal Parking:

To the front of the property is a low-maintenance garden,

which includes an access gate to the side garden. Located within the vicinity of the front of the property is a communal car-parking area.

Rear & Side Gardens:

To the rear and side of the property is a generous enclosed garden which includes a paved seating area, lawned garden and a large hardstanding area which could accommodate a garden shed/summerhouse. Additionally, to the rear/side elevations are an external cold water tap and electricity socket.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - deflation.scribble.elevated

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

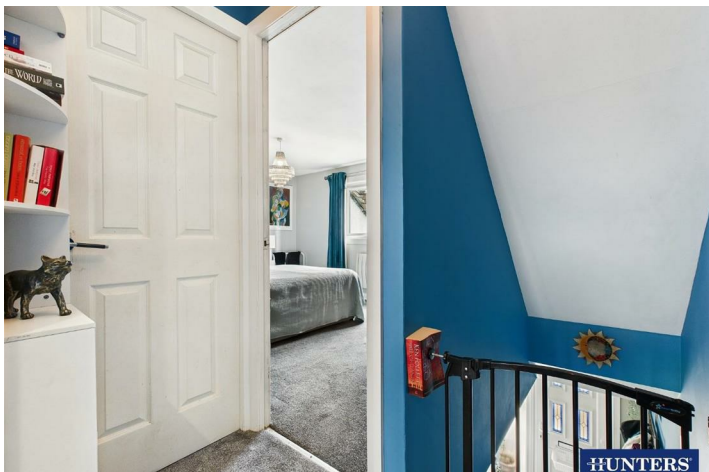
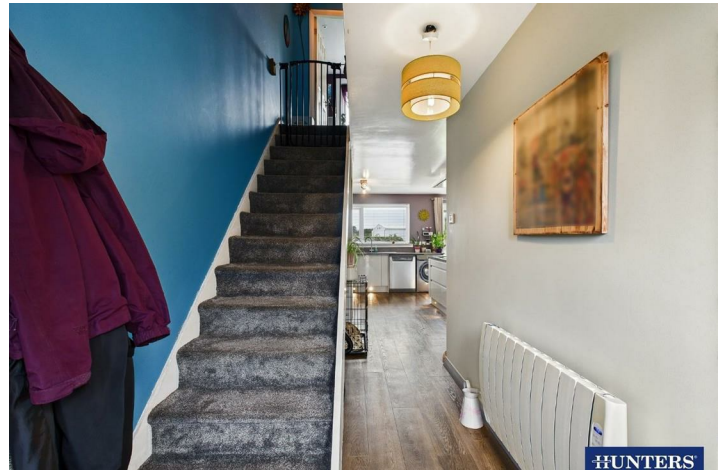
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan



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 Metroplan ©2025

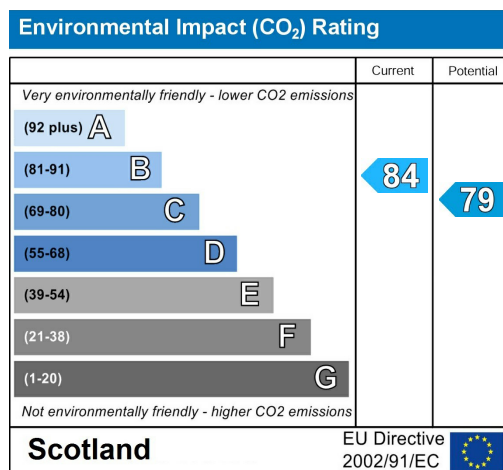
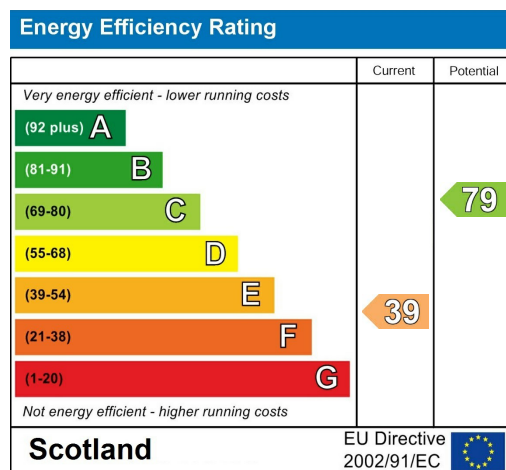






HUNTERS

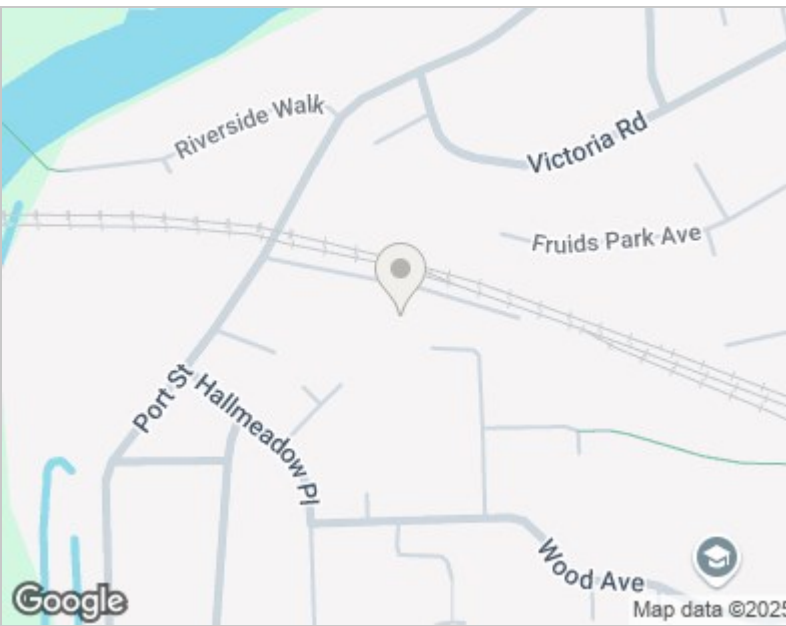
Energy Efficiency Graph



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>

