



HUNTERS®

## Delhi Road

Eastriggs, Annan, DG12 6PE

Offers Over £145,000

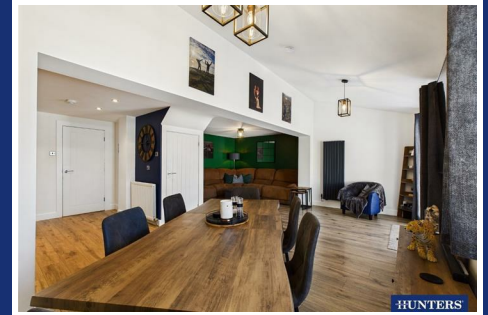


- Extended Semi-Detached House with Garage
- Stunning Open-Plan Kitchen, Dining & Family Room
- Versatile Sitting Room/Study
- Contemporary Family Bathroom
- Off-Street Parking & Attached Garage
- Beautifully Presented Throughout
- Striking Two-Tone Kitchen with Integrated Appliances
- Three Bedrooms, All with Fitted Wardrobes
- Low-Maintenance Front & Rear Gardens
- EPC - TBC

# Delhi Road

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Property launch on Wednesday 21st May between 3:30pm and 5pm, please contact Hunters to schedule your private viewing.

This beautifully extended three-bedroom semi-detached home with garage is ideally located in the heart of Eastriggs and offers a true turn-key opportunity for its next owner. At the heart of the property is a fantastic open-plan kitchen, dining and family room featuring a striking two-tone kitchen and a spacious, flowing layout that opens through patio doors to the low-maintenance rear garden. A truly enviable space that is perfect for both relaxing and entertaining. All three bedrooms benefit from fitted wardrobes and share a stylish contemporary family bathroom, while additional spaces including a versatile sitting room or study, a large store room, a utility room and an attached single garage, all of which enhance the comfort and practicality of this home. With attractive low-maintenance gardens to the front and rear and off-street parking, this property is as functional as it is inviting. An early viewing is highly recommended to fully appreciate every detail and aspect.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, hallway, open-plan kitchen, dining & family room, sitting room/office and utility room to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is off-street parking, attached garage and gardens to the front and rear. EPC - TBC and Council Tax Band - B.

Located centrally within Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

Tel: 01387 245898

## GROUND FLOOR:

### ENTRANCE PORCH

Entrance door from the front, internal door to the hallway and double glazed windows to the front aspect.

### HALLWAY & STORE

Hallway:

Internal doors to the kitchen area, sitting room/study and store, radiator and stairs up to the first floor landing.

Store:

Shelving and lighting internally.

### KITCHEN, DINING & FAMILY ROOM

Kitchen Area:

Fitted two-tone shaker style kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Freestanding electric range-style cooker, extractor unit, integrated dishwasher, integrated fridge freezer, one bowl stainless steel sink with mixer tap, recessed spotlights and a radiator.

Dining Area:

Internal door to the utility room, designer vertical radiator and a double glazed window to the rear aspect.

Family Area:

Designer vertical radiator, under-stairs cupboard and double glazed patio doors to the rear garden.

### SITTING ROOM/STUDY

Double glazed window to the front aspect and a radiator.

### UTILITY ROOM

Fitted base, wall and drawer units with worksurfaces above. Space and plumbing for a washing machine, electric radiator, loft-access point and an internal door to the garage.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, radiator, built-in cupboard and a double glazed window to the rear aspect. The built-in cupboard includes the wall-mounted gas boiler internally.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and fitted wardrobes.

### BEDROOM TWO

Double glazed window to the front aspect, radiator and fitted wardrobes.

### BEDROOM THREE

Double glazed window to the rear aspect, radiator and fitted wardrobes.

### BATHROOM

Three piece suite comprising a WC, vanity wash basin and bath with mains shower over. Part-boarded walls, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

A block-paved driveway allows for off-street parking for one vehicle, with access from the driveway into the attached garage. The front garden is low-maintenance and features a block-paved pathway from the pavement to the front entrance porch.

Rear Garden:

Enclosed rear garden benefitting a large paved area along with concrete hardstanding area benefitting a fitted timber seating. An gate provides access to the rear lane, along with the addition of an external electricity point within the rear garden.

### GARAGE

Electric roller garage door to the front driveway, pedestrian access door from the utility room, power and lighting internally.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - cyclones.lunch.earmarked

### 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

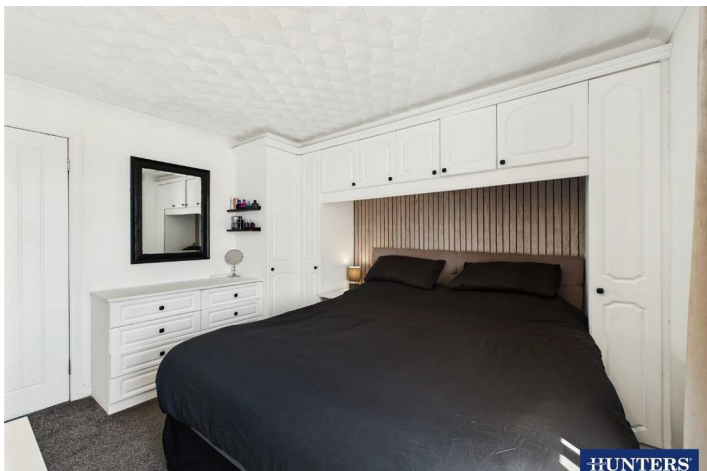
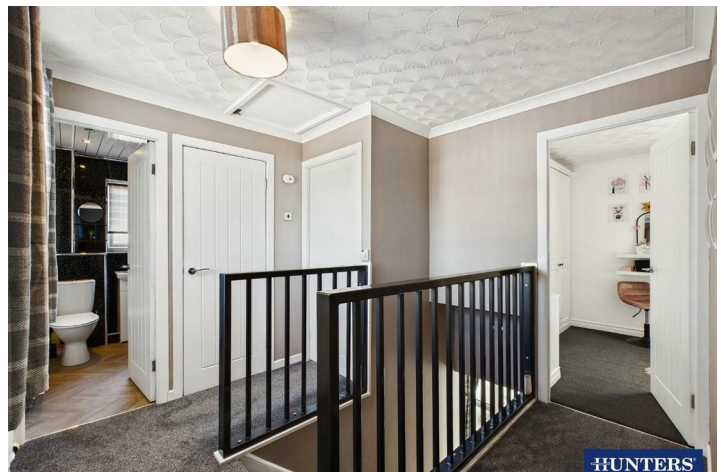
This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



Floorplan



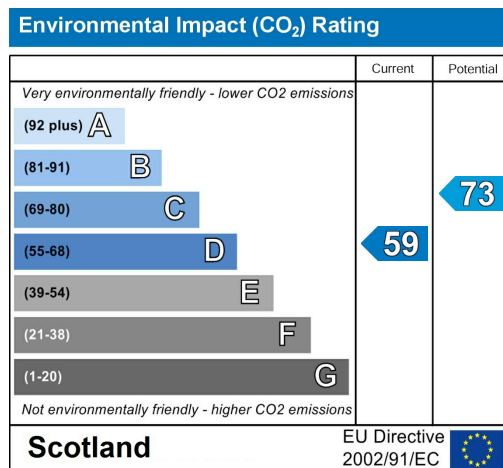
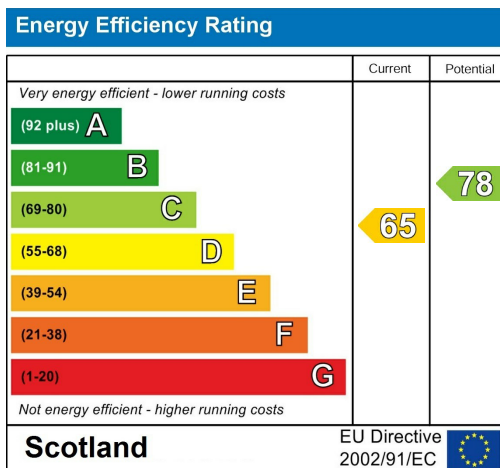








## Energy Efficiency Graph

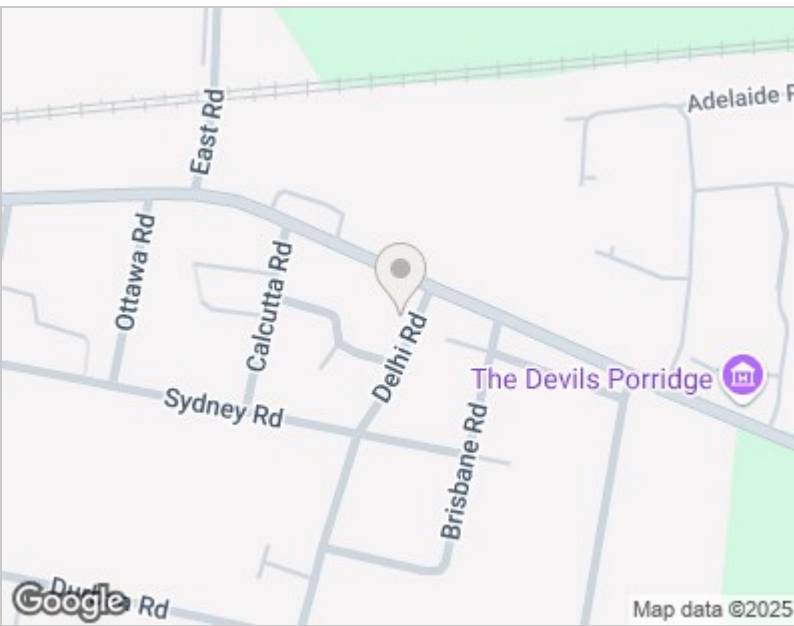


## Viewing

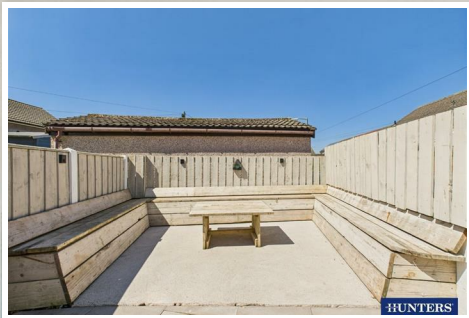
Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE



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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