

HUNTERS®

HERE TO GET *you* THERE



Moat Road

Annan, DG12 5DE

Asking Price £120,000



- No Onward Chain
- Ideal for First Time Buyers & Investment Landlords
- Spacious Living Room with Front-Aspect Window
- Three Double Bedrooms
- Rear Garden & On-Street Parking

- Immaculately Presented Throughout
- End of Terrace House
- Modern Dining Kitchen with Adjoining Utility Room
- Modern Three-Piece Bathroom & Downstairs WC/Cloakroom
- EPC - D

Tel: 01387 245898

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Offered to the market with no onward chain, this immaculately presented three double bedroom end-of-terrace home is an ideal choice for first-time buyers and investment landlords alike. The property boasts a stylish and spacious interior, featuring a modern dining kitchen with an adjoining utility room, a generous living room, and three well-proportioned double bedrooms. It also benefits from a first-floor family bathroom and a convenient ground floor WC/cloakroom, offering excellent space and flexibility for everyday living. Externally, the rear garden is designed for low-maintenance enjoyment, perfect for relaxing or entertaining, while ample on-street parking is available on Moat Road, adding further convenience. Don't miss the opportunity to view this fantastic home, contact Hunters Annan today to arrange your visit!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is a garden to the rear and on-street parking to the front. 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 HALL

Entrance door from the front and an internal door to the hallway.

HALLWAY

Internal doors to the living room and dining kitchen, radiator and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, radiator, recessed spotlights and a feature open chimneybreast with stone hearth and mantle.

DINING KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, space for a fridge freezer, recessed spotlights, radiator, under-stairs cupboard, internal door to the utility room and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted worksurface with matching upstand above. space and plumbing for a washing machine, space for a tumble drier, recessed spotlights, radiator, internal door to the WC/cloakroom, external door to the rear garden and an obscured double glazed window.

WC/CLOAKROOM

Two piece suite comprising a WC and a wall-mounted wash hand basin. Recessed spotlights, radiator and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, and a double glazed Velux window.

BEDROOM ONE

Double glazed window to the front aspect and a radiator.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and a built-in cupboard with fitted clothes rail and wall-mounted gas boiler internally.

BEDROOM THREE

Two double glazed windows to the rear aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, vanity wash hand basin and bath benefitting a mains shower with rainfall shower head over. Part-tiled walls, chrome towel radiator and a double glazed Velux window.

EXTERNAL:

To the rear of the property is a low-maintenance garden area which benefits an access gate from the shared pathway, which further allows for access back to the front pavement. Parking is available on-street to the front.

WHAT3WORDS

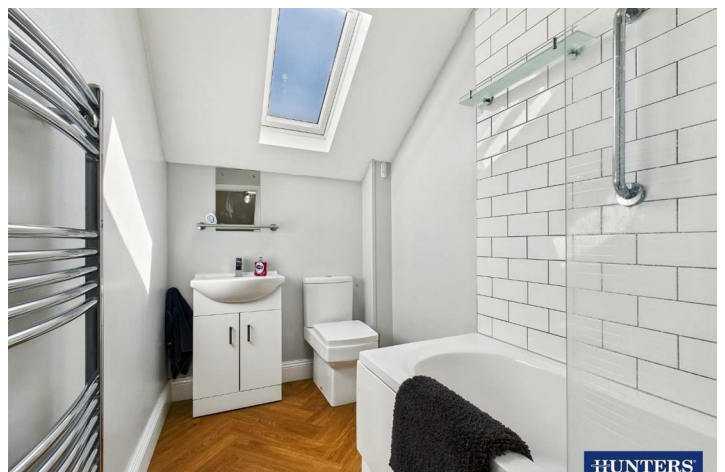
For the location of this property please visit the [W h a t 3 W o r d s A p p a n d e n t e r - c l o u d i n g . f i r e w o r k . s t a l e](https://www.what3words.com/)

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.

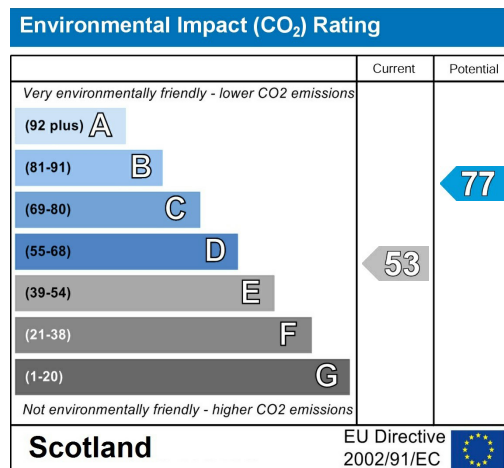
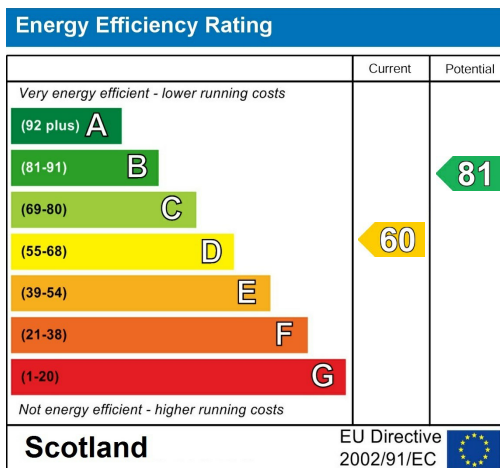
Floorplan







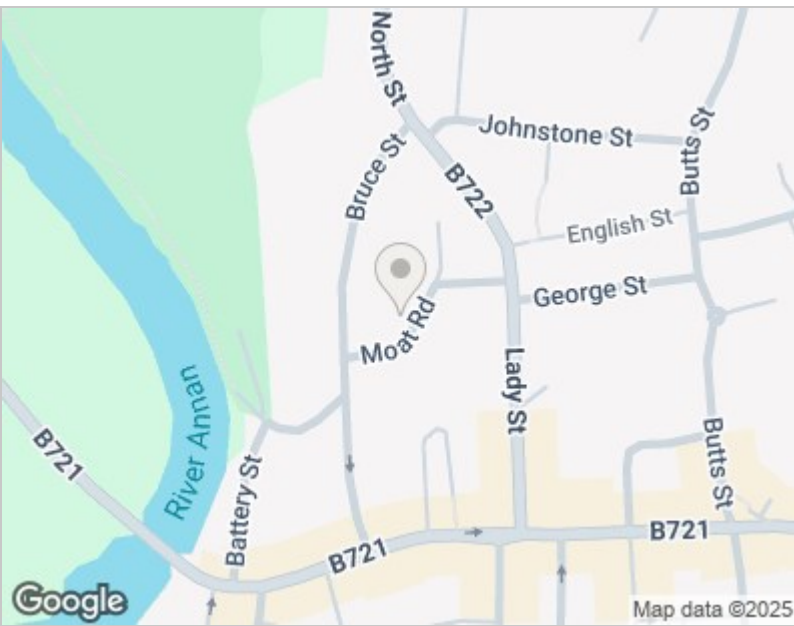
Energy Efficiency Graph



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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