



## Vancouver Road

Eastriggs, Annan, DG12 6NX

Offers Over £130,000



- Modern Semi-Detached House
- Open-Plan Living Room & Kitchen
- Two Bedrooms and Nursery/Study
- Large & Low-Maintenance Rear Garden
- Conveniently Located within Eastriggs

- Nicely Presented Throughout
- Modern Kitchen with Breakfast Bar Peninsula
- First Floor Bathroom & Ground Floor Shower Room
- Driveway Parking for Two Vehicles
- EPC - C

# Vancouver Road

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## Offers Over £130,000



Property launch on Wednesday 4th February between 1:30pm - 3pm, please contact Hunters to schedule your private.

This modern three-bedroom semi-detached home is conveniently located within Eastriggs, offering easy access to the town's amenities and excellent transport connections. An ideal choice for first-time buyers, young families, and investment landlords alike, the property is presented to the market in fantastic condition throughout. Externally, it benefits from a generous low-maintenance rear garden and off-street parking. Internally, the ground floor features a superb open-plan layout comprising a spacious living area, a modern fitted kitchen with breakfast bar peninsula, and a convenient shower room. To the first floor are two bedrooms, study/nursery and a large family bathroom. An excellent opportunity not to be missed, contact Hunters Annan today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.  
EPC - C and Council Tax Band - C.

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.

## GROUND FLOOR:

### LIVING ROOM & KITCHEN

Living Room Area:

Entrance door from the front driveway, double glazed window to the front aspect, underfloor heating, and stairs to the first floor landing with an under-stairs cupboard.

Kitchen Area:

Modern style kitchen with breakfast bar peninsula, comprising a range of fitted base and wall units with matching worksurfaces and splashbacks above. Integrated electric oven, electric hob, extractor unit, space for an under-counter fridge, space for an under-counter freezer, space and plumbing for a washing machine, space for a tumble drier, one and a half bowl stainless steel sink with mixer tap, underfloor heating, internal door to the rear hall, and a double glazed window to the rear aspect.

### REAR HALL

External door to the rear garden, internal door to the shower room, underfloor heating, and a built-in cupboard with wall-mounted gas boiler internally.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and shower enclosure with mains shower unit. Part-boarded walls, underfloor heating, and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor living room, internal doors to three bedrooms and bathroom, radiator, and a loft-access point.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, and a fitted wardrobe with mirrored sliding doors.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a fitted wardrobe with mirrored sliding doors.

### NURSERY/STUDY

Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath. Boarded splashbacks on the bath, radiator, extractor fan, built-in cupboard, and an obscured double glazed window.

## EXTERNAL:

Front Driveway:

To the front of the property is a block-paved driveway allowing off-street parking for two vehicles, with access from the driveway into the property via front door, along with an open access pathway to the side of the property towards the rear garden.

Rear Garden:

To the rear of the property is a large, low-maintenance garden, which includes a generous paved seating and entertaining area, and a raised area of gravel as a drying area. Additionally, the rear garden includes an external cold water tap and single electricity socket.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - dwarf.handover.tinned

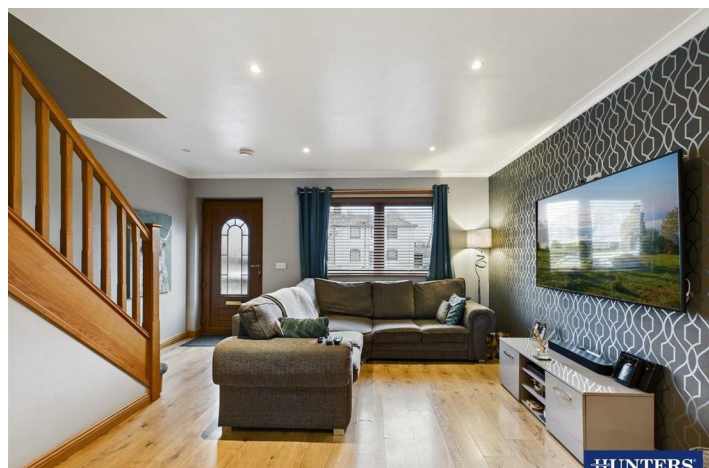
## AML DISCLOSURE:

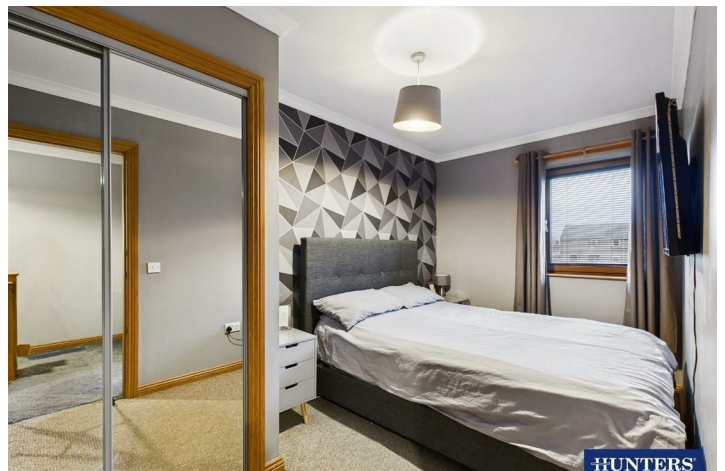
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

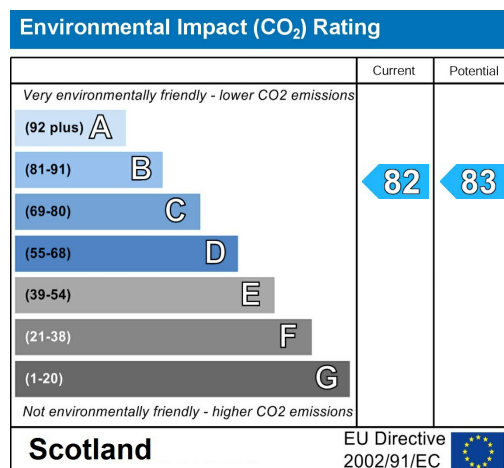
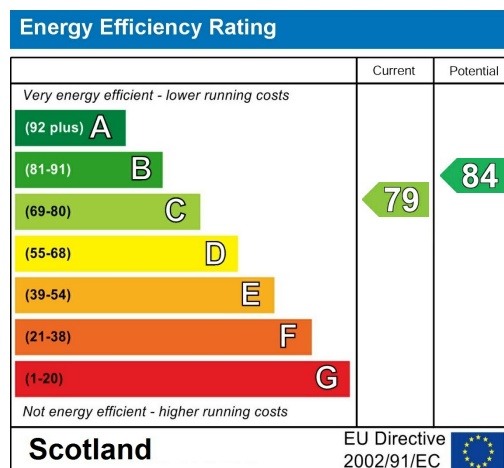
## Floorplan







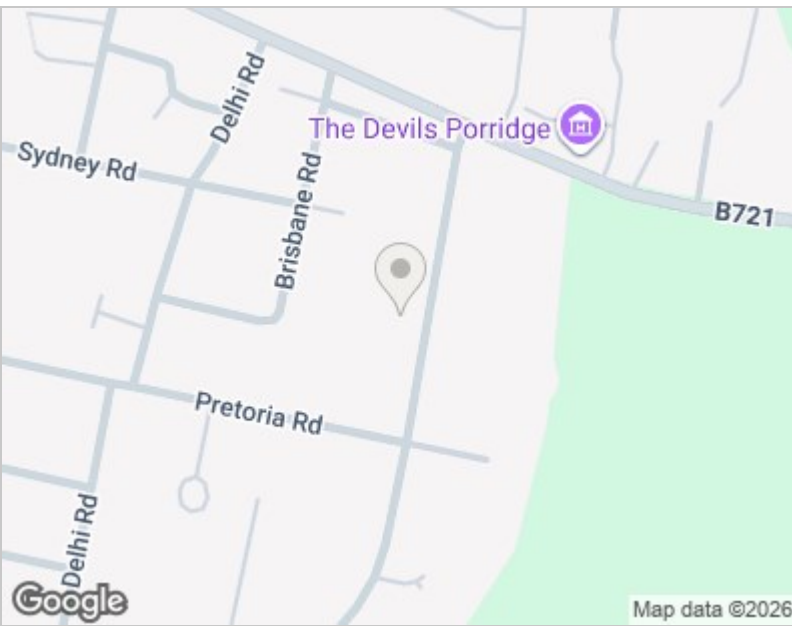
## Energy Efficiency Graph



## 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





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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