



Durban Road

Eastriggs, Annan, DG12 6PH

Offers In The Region Of £88,000



- No Onward Chain
- Ideal for First-Time Buyers, Young Families & Investors
- Kitchen with Garden Access
- Three-Piece Bathroom to the First Floor
- Gas Central Heating & Double Glazing

- Mid-Terraced House
- Dual-Aspect Living/Dining Room
- Two Spacious Double Bedrooms
- Front & Rear Gardens plus On-Street Parking & Communal Parking Areas
- EPC - C

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Property Launch on Friday 1st August between 11 am and 12pm, please contact Hunters for your private viewing.

NO CHAIN – This two-bedroom mid-terrace house offers an excellent opportunity for first-time buyers, young families, and investors. Nicely presented throughout, yet with great scope to personalise over time, the property features a spacious dual-aspect living/dining room, kitchen, two double bedrooms, and a first-floor bathroom. Stepping outside, there is an enclosed rear garden, an ideal space for outdoor enjoyment, along with a low-maintenance front garden offering views towards the tree-lined Durban Road and playfield. Parking is available on-street or via a communal parking area to the rear. Contact Hunters today to schedule your viewing!

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

GROUND FLOOR:

ENTRANCE PORCH

5'9" x 2'7" (1.75m x 0.79m)

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

HALLWAY

Internal doors to the living/dining room and kitchen, stairs to the first floor landing, walk-in cupboard/under-stairs cupboard, radiator and a double glazed window to the front aspect.

LIVING/DINING ROOM

20'6" x 10'1" (6.25m x 3.07m)

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators and a fireplace with electric fire.

KITCHEN

10'1" x 7'5" (3.07m x 2.26m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, washing machine, fridge freezer, one and a half bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, airing cupboard, walk-in cupboard and a loft-access point.

BEDROOM ONE

14'9" x 8'11" (4.50m x 2.72m)

Double glazed window to the front aspect, radiator, cupboard/wardrobe with double doors and a cupboard housing the wall-mounted gas boiler.

BEDROOM TWO

14'9" x 8'10" (4.50m x 2.69m)

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

BATHROOM

8'3" x 5'4" (2.51m x 1.63m)

Three piece suite comprising a WC, vanity unit with wash basin and a bath with mains shower over. Fully-tiled walls, tiled flooring, chrome towel radiator and an obscured double glazed window.

EXTERNAL:

Front Garden:

To the front of the property is a low-maintenance garden area, with gate and pathway from the pavement to the entrance porch. On-street parking available on Durban Road.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a paved seating area, lawned garden, timber garden shed and an external cold water tap. There is an access-gate to a shared pathway leading to an additional area of communal parking.

WHAT3WORDS

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/Wha3WordsAppandenter-mysteries.stored.hinders) and enter -mysteries.stored.hinders

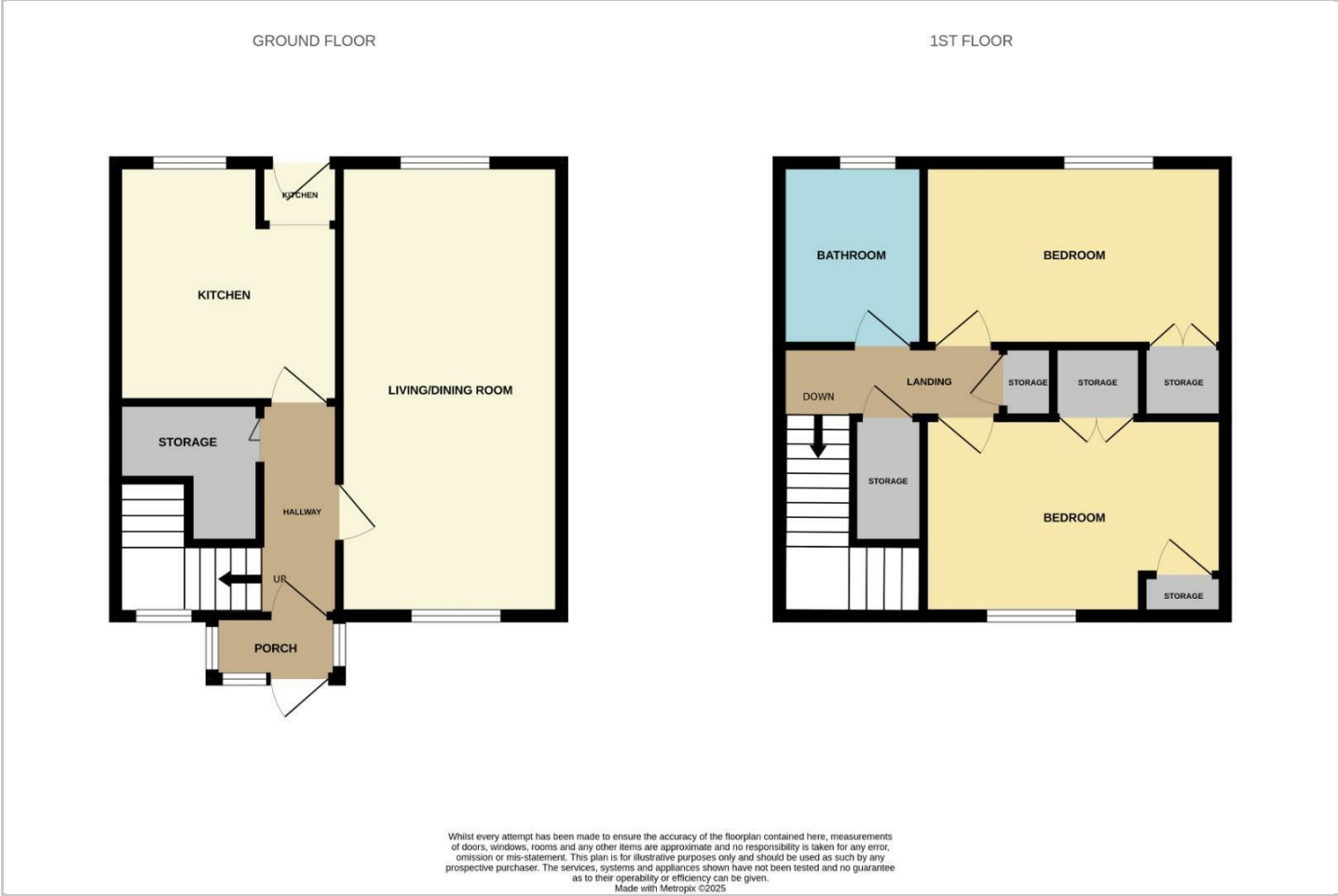
AML DISCLOSURE

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

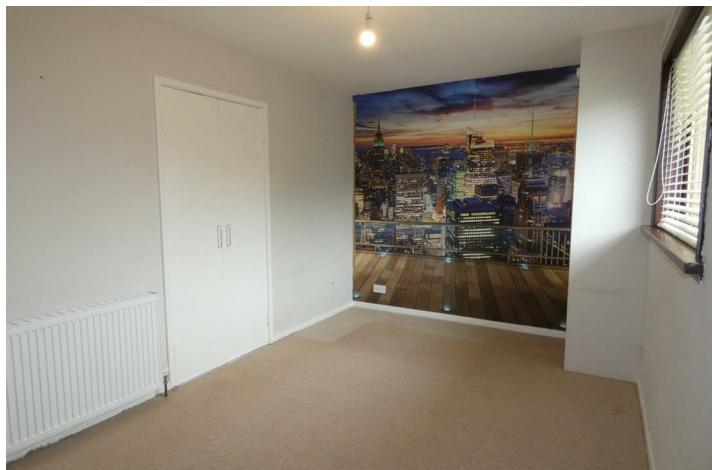
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan



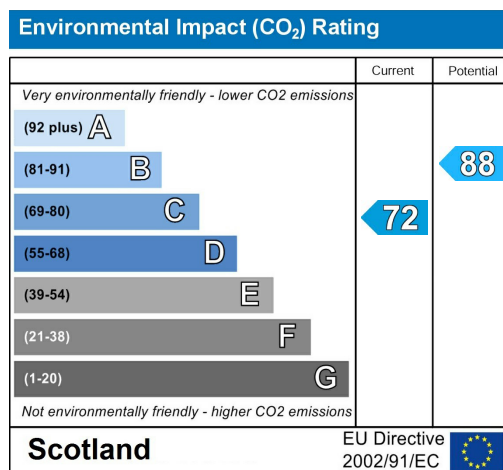
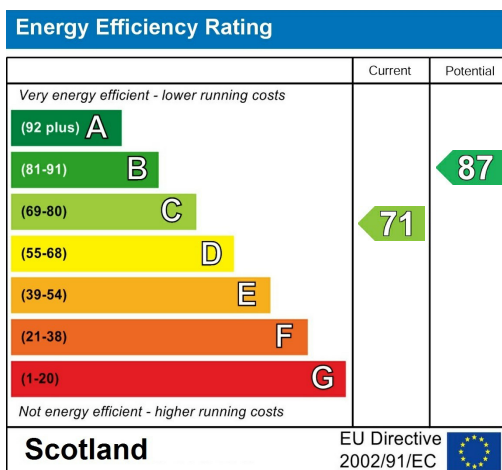
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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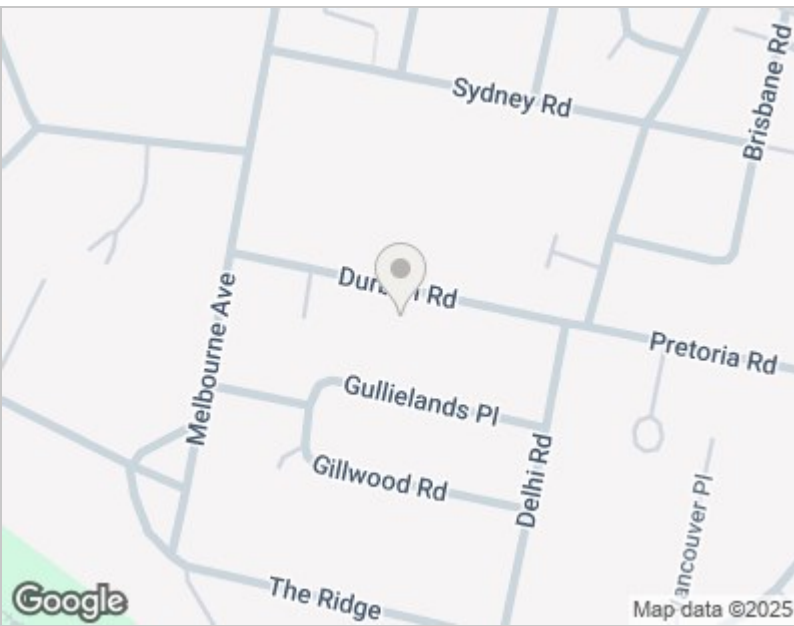
Energy Efficiency Graph



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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