



## Highfields Road

Annan, DG12 5LQ

Offers Over £170,000



- No Onward Chain
- Spacious & Bright Living Room
- Large Conservatory to the Rear
- Contemporary Wet-Room Shower Room
- Detached Single Garage & Ample Off-Street Parking
- Well Presented Detached Bungalow
- Kitchen with Breakfast Bar
- Two Bedrooms with Master En-Suite Shower Room
- Lovely Rear Garden plus Low-Maintenance Front Garden
- EPC - D

# Highfields Road

Annan, DG12 5LQ

Offers Over £170,000



Property Launch on Saturday 24th January between 10am – 11:30am , please contact Hunters to schedule your private viewing.

**NO CHAIN** – Peacefully positioned on Highfields Road, this attractive detached two-bedroom bungalow, complete with a conservatory and garage, presents an excellent opportunity for buyers for first time buyers, downsizers and mature purchasers seeking comfortable, low-maintenance living. Well presented throughout and offering scope for personalisation, the accommodation comprises a generous living room, a bright conservatory enjoying views over the garden, a fitted kitchen with breakfast bar, two well-proportioned bedrooms including a master en-suite, and a contemporary wet-room style shower room. Externally, the property benefits from a substantial driveway to the side providing ample off-street parking and access to the detached single garage, alongside a low-maintenance front garden and a delightful enclosed rear garden, ideal for relaxing or entertaining. Early viewing is strongly recommended to fully appreciate the peaceful setting, excellent condition, and lifestyle appeal this superb bungalow has to offer.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - D

Nestled on the Solway Coast in Dumfries and Galloway, Annan is a thriving town that combines historic charm with modern convenience. Well-served by a variety of independent shops, supermarkets, cafés, pubs, and local services, the town offers everything needed for day-to-day living. Families benefit from a choice of primary and secondary schools, while leisure facilities, riverside walks, and nearby shore make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travelling West to Dumfries or East towards the A74(M) and the M6 for travel to Carlisle, Glasgow and beyond. For those who commute by train, Annan railway station provides regular services across southwest Scotland. Whether you're seeking a relaxed coastal lifestyle, easy commuting options, or a welcoming community, Annan offers something for everyone.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, two bedrooms and shower room, built-in cupboard with water cylinder internally, radiator, and a loft-access point.

### LIVING ROOM

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

### KITCHEN

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, space and plumbing for a washing machine, one bowl sink with mixer tap, wall-mounted gas boiler, recessed spotlights, radiator, built-in cupboard, external door to the side driveway, and a double glazed window to the front aspect.

### MASTER BEDROOM & EN-SUITE

#### Master Bedroom:

Double glazed patio doors to the conservatory, internal door to the en-suite shower room, radiator, and fitted bedroom furniture.

#### En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains shower unit. Fully-tiled walls, towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

### CONSERVATORY

Double glazed windows to the rear aspect, and a double glazed external door to the rear garden.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and two built-in cupboards/wardrobes.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin, and a wet-room style shower enclosure with electric shower unit. Part-boarded

walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

### EXTERNAL:

#### Front Garden & Side Driveway:

To the front of the property is a low-maintenance gravelled garden, alongside a tarmac driveway extending to the side of the property towards the detached single garage. Access from the driveway into the kitchen, along with an access gate to the rear garden.

#### Rear Garden:

To the rear of the property is an enclosed garden, benefitting an area of decking, paved seating area, lawn, and an external cold water tap.

### GARAGE

Manual up and over garage door, power and lighting.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - roofs.apart.blog

### AML DISCLOSURE:

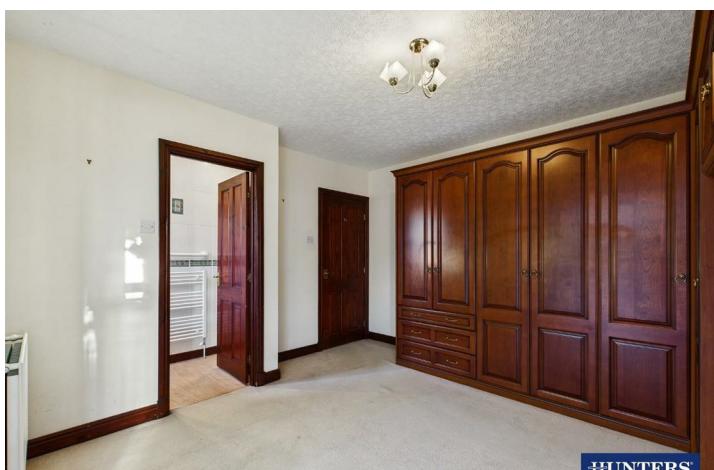
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

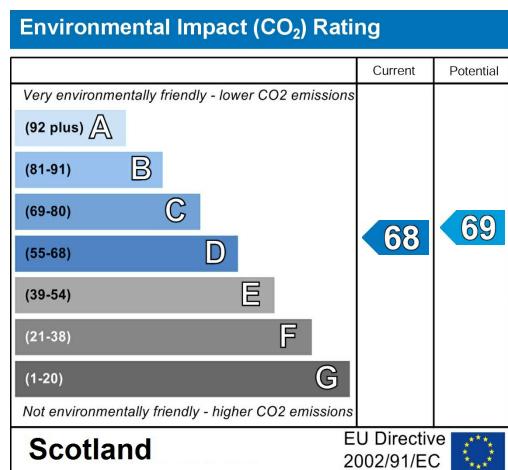
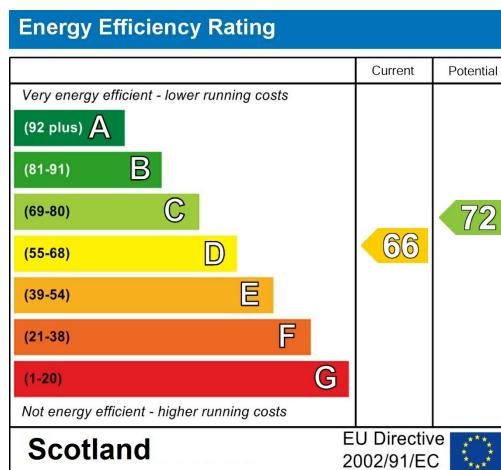






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### Energy Efficiency Graph

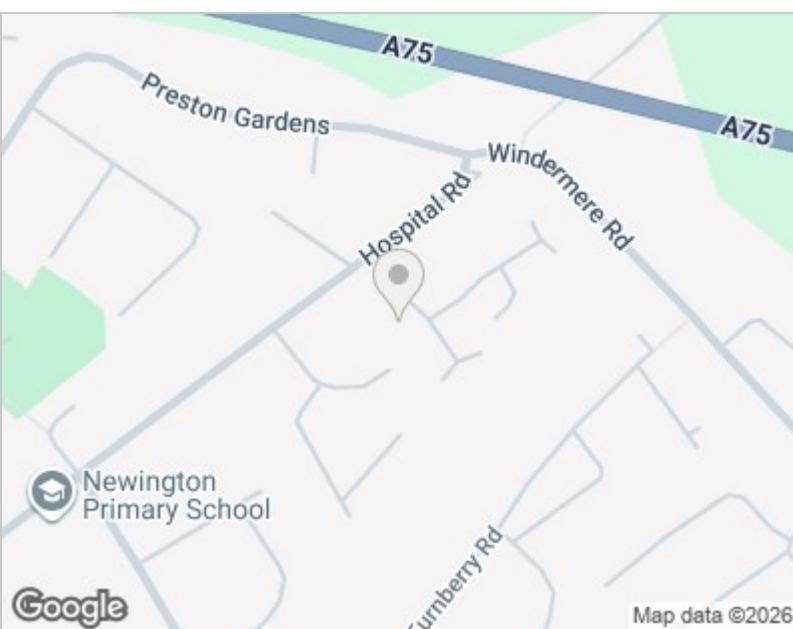


### Viewing

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.

Tel: 01387 245898

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.

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