



Kimmeter Square

Annan, DG12 6JD

Offers Over £100,000



- No Onward Chain
- Popular Residential Area of Annan
- Large Living Room with Rear Aspect Window
- Modern Three-Piece Bathroom plus Ground Floor WC/Cloakroom
- On-Street/Communal Parking
- Well Presented Mid-Terraced House
- Generous Fitted Kitchen with Dining Area
- Three Bedrooms (Two with Large Built-In Wardrobes/Cupboards)
- Low-Maintenance Rear Garden with Pleasant Outlook
- EPC - C

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NO CHAIN - Situated in a popular residential area of Annan, this bright and well-presented three-bedroom mid-terraced house offers an excellent opportunity for first-time buyers, young families and buy-to-let investors. Finished in a neutral décor throughout, with tremendous scope to personalise and add your own touch, the accommodation comprises a spacious living room, a generous fitted kitchen with dining area, and a useful ground-floor WC/cloakroom. To the first floor are three good-sized bedrooms and a modern family bathroom. The property also benefits from excellent storage, including multiple cupboards off the ground-floor hallway and two large built-in wardrobes to two of the bedrooms. Further conveniences include gas central heating and double glazing throughout. Outside, the low-maintenance rear garden enjoys a pleasant outlook and provides an ideal space to relax or entertain, while to the front there is on-street parking along with additional communal parking. Viewing is highly recommended, contact Hunters today.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

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 beaches make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travel to 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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, external door to the rear garden, internal doors to the kitchen, living room and WC/Cloakroom, stairs to the first floor landing with under-stairs storage space, two built-in cupboards, fitted cupboard with double doors and wall-mounted gas boiler internally, radiator, and recessed spotlights.

KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, integrated microwave, integrated dishwasher, integrated wine fridge, one bowl stainless steel sink with mixer tap, radiator, recessed spotlights, and a double glazed window to the front aspect.

LIVING ROOM

Double glazed window to the rear aspect, and a radiator.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Tiled splashbacks, radiator, loft-access point, and an obscured double glazed window.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

Double glazed window to the front aspect, double glazed Velux window, radiator, and a built-in wardrobe/cupboard with double doors.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

BATHROOM

Modern three piece suite comprising a WC, pedestal wash basin, and a bath with mains shower over. Part-tiled walls, chrome towel radiator, and a double glazed Velux window.

EXTERNAL:

To the rear of the property is a low-maintenance gravelled garden, with access opening to the rear pathway. To the front of the property is a small paved area to accommodate the bins, along with communal pathways and a communal car park.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com) and enter - calculate.gobbles.cabin

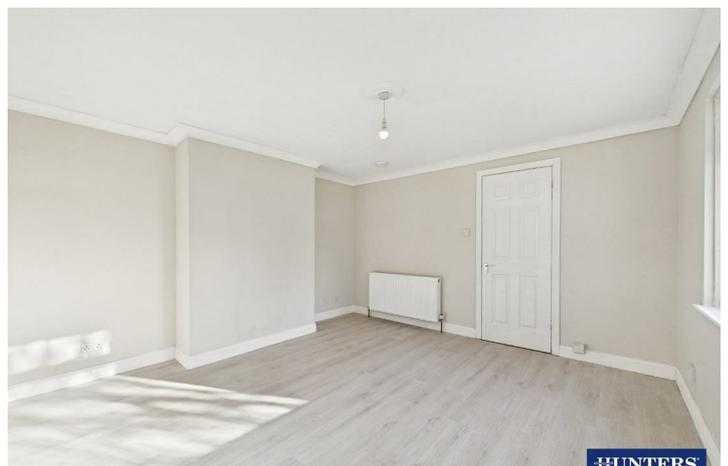
AML DISCLOSURE:

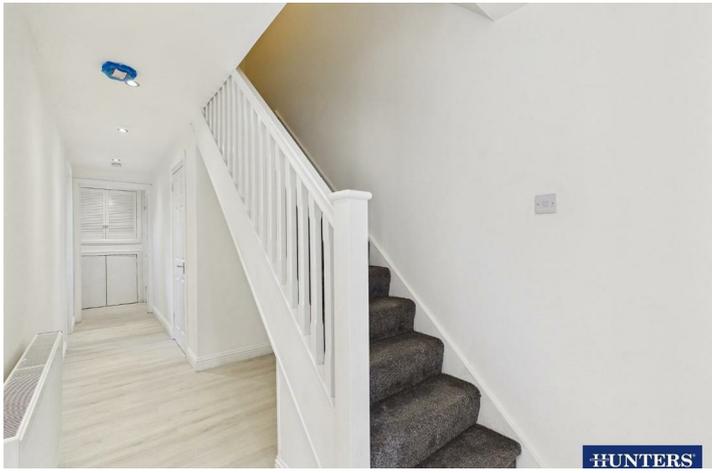
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

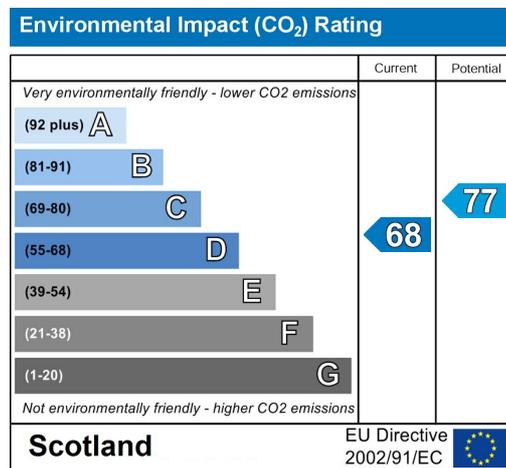
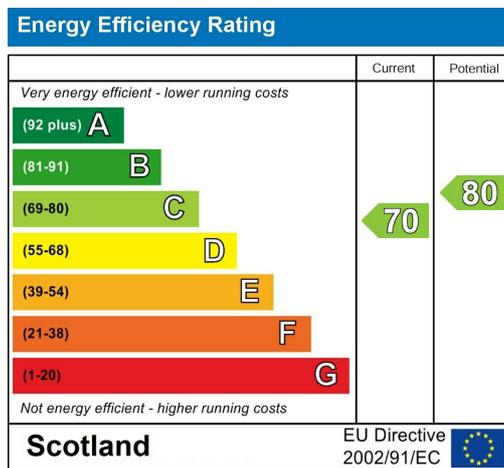
Floorplan







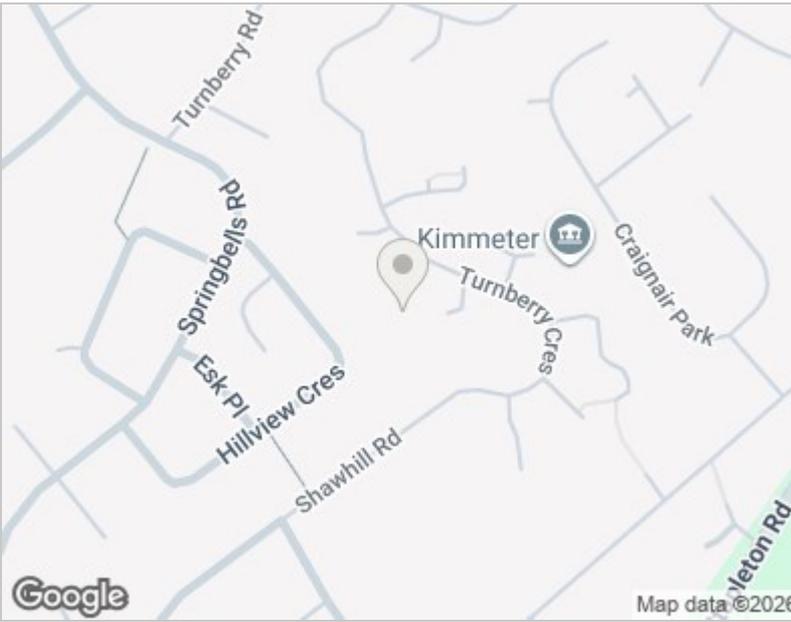
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245898 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

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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