



Matheson Terrace

Annan, DG12 5EN

Offers Over £115,000



- Modern Two-Bedroom End-Terrace Home
- Light & Spacious Open-Plan Living, Dining & Kitchen Area
- Stylish Kitchen with Integrated Appliances & Breakfast Bar
- Stylish Family Shower Room
- Ideal for First-Time Buyers, Young Families & Downsizers
- Generous Corner Plot with Large Driveway & Detached Garage
- Living Area with Cosy Wood-Burning Stove
- Two Double Bedrooms, Main Bedroom with Fitted Wardrobes
- Low-Maintenance Front & Rear Gardens, Rear Garden with Artificial Lawn
- EPC - C

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Offering modern accommodation and a generous corner plot with a large driveway and detached garage, this two-bedroom end-terrace home is an excellent choice for first-time buyers, young families, and downsizers. At the heart of the home is a light and spacious open-plan living, dining, and kitchen area, flowing perfectly for a modern lifestyle, with the kitchen providing a stunning focal point. Two double bedrooms and a stylish shower room complete the internal layout. Outside, low-maintenance gardens to the front and rear, along with ample parking, make this property a highly appealing and practical option. Contact Hunters Annan today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, hallway, open-plan living, dining & kitchen, and a side porch to the ground floor with a landing, two bedrooms and shower room to the first floor. Externally there is off-street parking, detached garage and gardens to the front and rear. EPC - C and Council Tax Band - B.

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:

ENTRANCE PORCH

Entrance door from the front, internal door to the hallway, tiled flooring and double glazed windows to the front aspect.

HALLWAY

Internal door to the open-plan living, dining & kitchen room, radiator and stairs up to the first floor landing.

OPEN-PLAN LIVING, DINING & KITCHEN

21'5" x 18'10" (maximum points) (6.53m x 5.74m (maximum points))

Living & Dining Area:

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator and a wood-burning stove set within the chimney breast.

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, integrated microwave, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, vertical radiator, double glazed window to the rear aspect and an internal door to the side porch.

SIDE PORCH

External door to the side elevation, tiled flooring and single glazed windows to the side aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, loft-access point and a cupboard housing the wall-mounted gas boiler.

BEDROOM ONE

15'7" x 9'8" (4.75m x 2.95m)

Two double glazed windows to the front aspect, radiator, fitted wardrobes with mirrored sliding doors, and an over-stairs cupboard.

BEDROOM TWO

10'6" x 9'8" (3.20m x 2.95m)

Double glazed window to the rear aspect and a radiator.

SHOWER ROOM

8'0" x 5'11" (2.44m x 1.80m)

Three piece suite comprising a WC, pedestal wash basin and walk-in shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, tiled flooring,

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

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance paved garden with gravelled borders, along with a tarmac driveway allowing off-street parking for two/three vehicles. Access from the driveway into the detached garage, entrance porch and a gate to the rear garden. To the side of the garage is a small gravelled garden area.

Rear Garden:

To the rear of the property is a low-maintenance garden, benefitting an area of artificial lawn, gravelled borders and a block-paved seating area. An external cold water tap is located to the rear elevation.

GARAGE

Manual up and over garage door, pedestrian access door, power and lighting.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - kilowatt.zapped.luggage

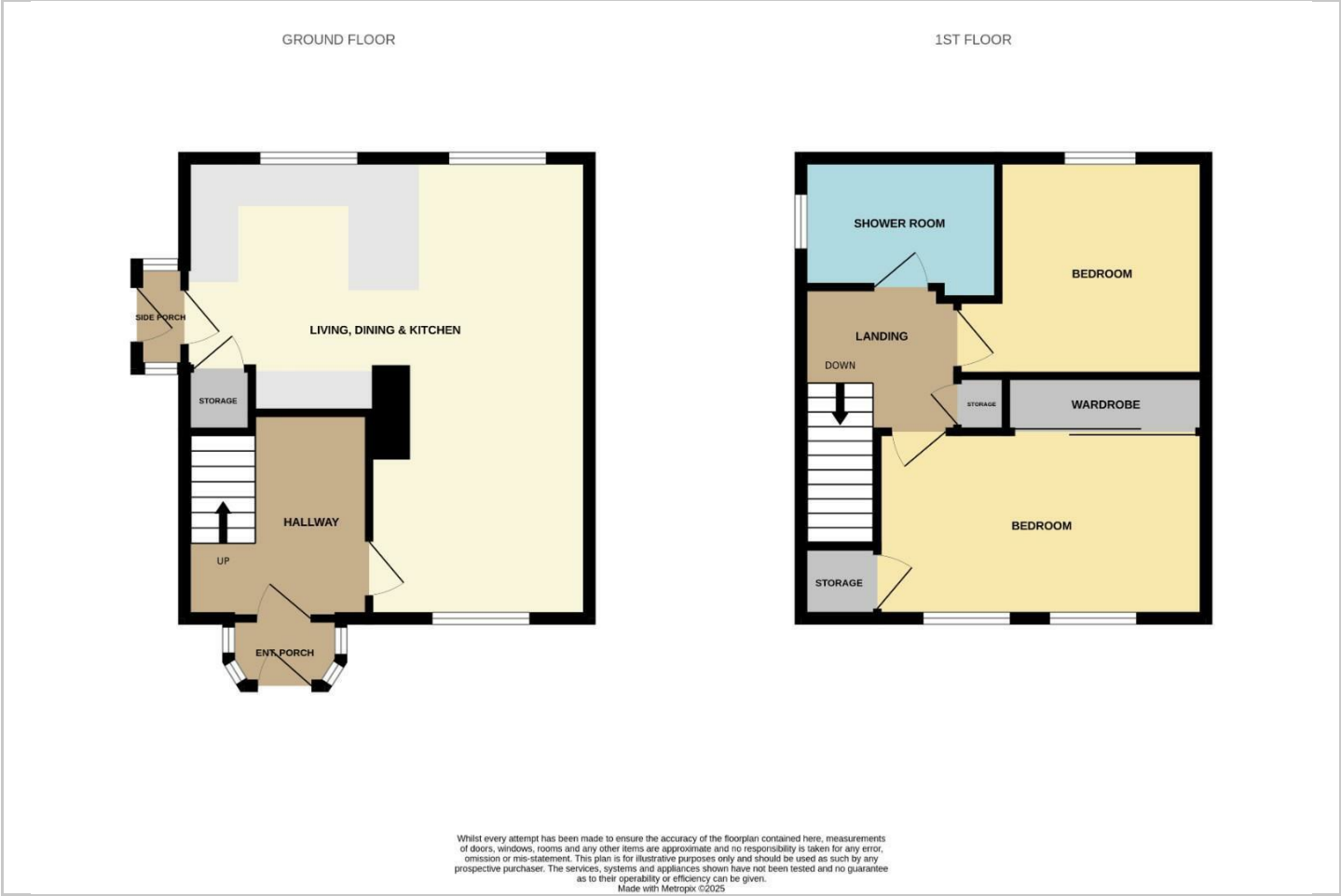
AML DISCLOSURE

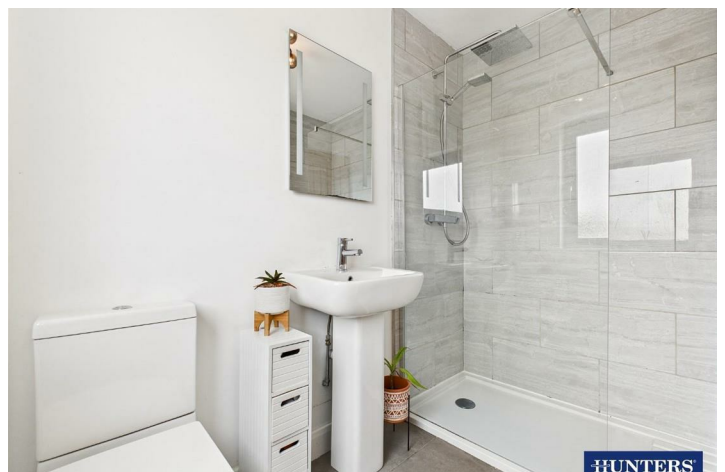
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

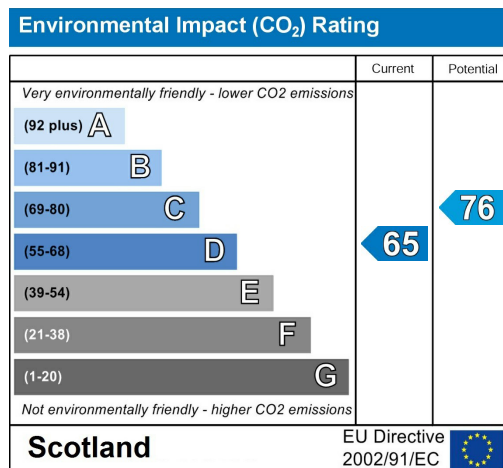
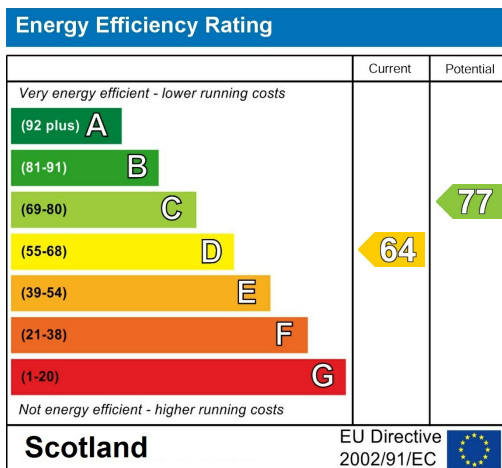
Floorplan







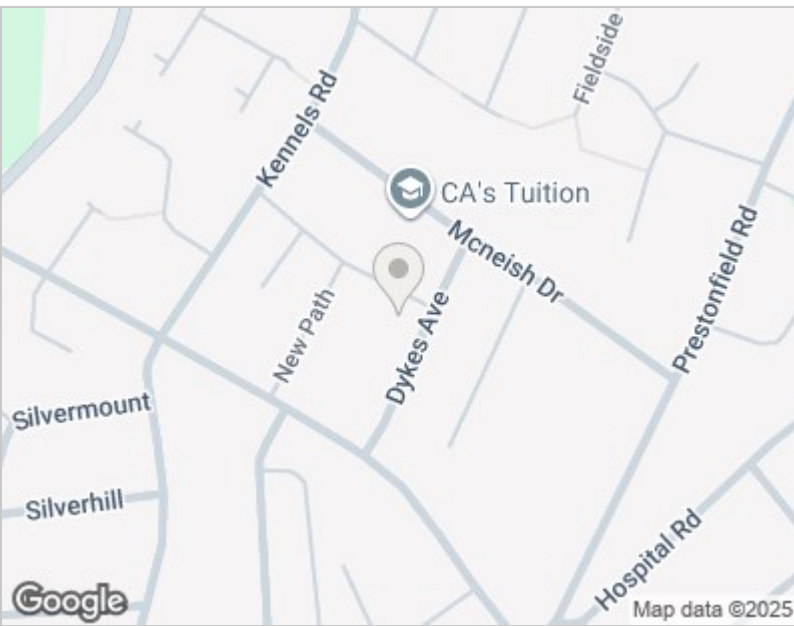
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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