



East Hecklegirth

Annan, DG12 6HP

Offers Over £140,000



- No Onward Chain
- Neutrally Decorated & Exceptionally Well Presented, Move-In Condition
- Two Spacious Reception Rooms
- Two Double Bedrooms
- On-Street Parking within East Hecklegirth
- Mid-Terraced Cottage in Popular Annan Location
- New Boiler Installed in April 2025
- Modern Kitchen & Bathroom
- Rear Garden with Lawn, Paving, Coal Store & Shared Wash House
- EPC - C

East Hecklegirth

Annan, DG12 6HP

Offers Over £140,000



Offered to the market with no onward chain, this exceptionally well-presented mid-terrace cottage provides a fantastic home for a range of purchasers, including first-time buyers, downsizers, and investment landlords, and benefits a newly fitted boiler on April 2025. Neutrally decorated throughout and move-in ready, the property features two spacious reception rooms and a kitchen on the ground floor, with two spacious double bedrooms and a modern bathroom to the first floor. Outside, there is a rear garden with lawn and paving, on-street parking to the front, plus the added benefit of a small private coal store and use of a shared wash house. Viewing is essential to fully appreciate everything this superb home has to offer.

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 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.

Tel: 01387 245898

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, and an internal door to the hallway.

HALLWAY

Internal doors to the living room and dining room, radiator, and stairs to the first floor landing.

LIVING ROOM

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

DINING ROOM

Double glazed window to the rear aspect, radiator, fireplace with gas fire, built-in cupboard housing the wall-mounted gas boiler, and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, under-stairs cupboard, external door to the rear garden and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, loft-access point, over-stairs cupboard and a double glazed window to the rear aspect.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with mains shower over.

Part-tiled walls, radiator and an obscured double glazed window.

EXTERNAL:

Rear Garden:

To the rear of the property is a private lawned garden with paved seating area, along with a further small paved area with external cold water tap directly outside the kitchen door. The rear garden is separated from the property by a shared gravel pathway which allows access back to the front. The property also includes a small private coal store and use of a shared wash house, both of which are located behind the terrace of properties.

Parking:

Parking is available on-street within East Hecklegirth.

WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - spaceship.spooned.backup

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.

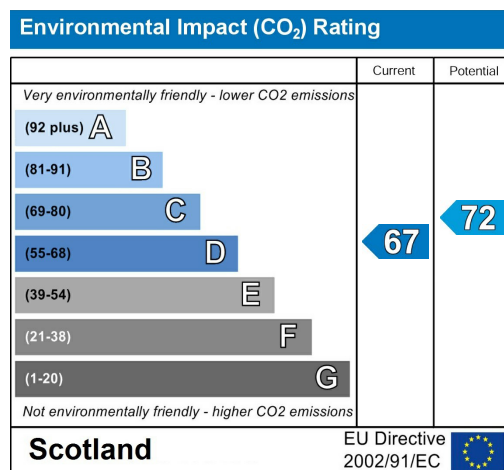
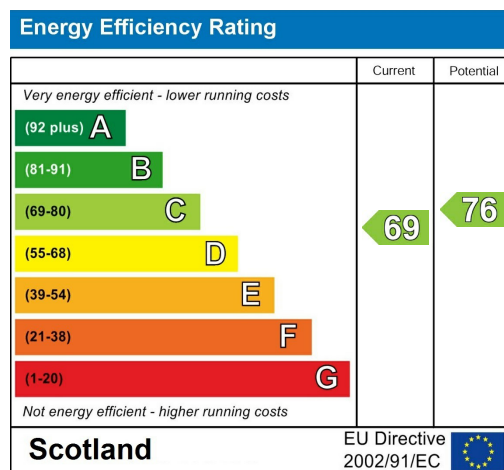
Floorplan







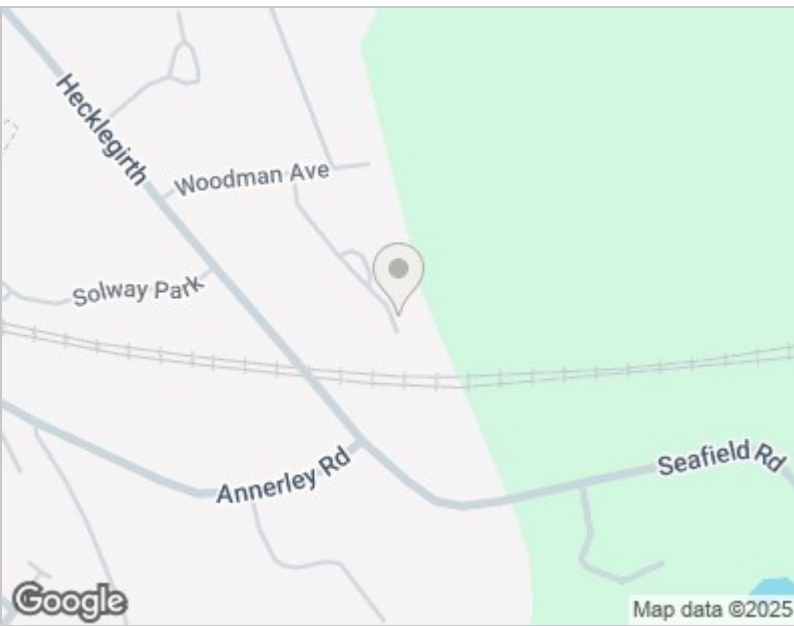
Energy Efficiency Graph



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





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

