



Howgill Brae

Annan, DG12 6JL

Offers Over £70,000



- No Onward Chain
- Popular Residential Area of Annan
- Spacious Living Room & Kitchen
- Modern Bathroom
- Communal Parking

- Mid-Terraced House
- Ready for Modernisation and Improvement
- Three Bedrooms
- Private Rear Garden
- EPC - F

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Howgill Brae is a mid-terraced house offering generous internal dimensions including both a spacious living room and separate kitchen, three bedrooms and a modern bathroom. Whilst some modernisation and improvement are desirable, it presents an excellent opportunity for the new owner to truly personalise the home and make it their own. Externally, there are communal parking areas nearby to the front and rear, along with a private rear garden. Being sold with no onward chain, contact Hunters today to schedule your viewing.

The accommodation, which has part-central heating via back boiler and double glazing throughout, briefly comprises an entrance porch, hallway, living room and kitchen to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is a rear garden and communal parking. EPC - F and Council Tax Band - B.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within the town itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

GROUND FLOOR:

ENTRANCE HALL

5'10" x 3'10" (1.78m x 1.17m)

Entrance door from the front, internal door to the hallway radiator and a storage cupboard.

HALLWAY

Internal doors to the living room and kitchen, radiator and external door to the rear garden and stairs to the first floor landing along with an under-stairs store.

LIVING ROOM

13'5" x 12'9" (4.09m x 3.89m)

Double glazed window to the rear aspect, radiator and an open fire with back-boiler.

KITCHEN

10'4" x 10'1" (3.15m x 3.07m)

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, radiator and a double glazed window to the front aspect.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

10'2" x 9'10" (3.10m x 3.00m)

Double glazed window to the front aspect, double glazed Velux window, and a storage cupboard.

BEDROOM TWO

10'2" x 6'6" (3.10m x 1.98m)

Double glazed window to the rear aspect, and a storage cupboard housing the water cylinder.

BEDROOM THREE

9'9" x 6'9" (2.97m x 2.06m)

Double glazed window to the rear aspect.

BATHROOM

6'2" x 5'5" (1.88m x 1.65m)

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Fully-boarded walls, electric chrome towel radiator and an obscured double glazed Velux window.

EXTERNAL:

Front:

To the front of the property is a communal garden area with communal parking. A paved pathway leads towards the front door.

Rear:

To the rear of the property is a small garden area, predominantly lawned and including borders and a timber garden shed. An access gate to the rear communal parking area.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com) and enter - facing.melons.chitchat

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

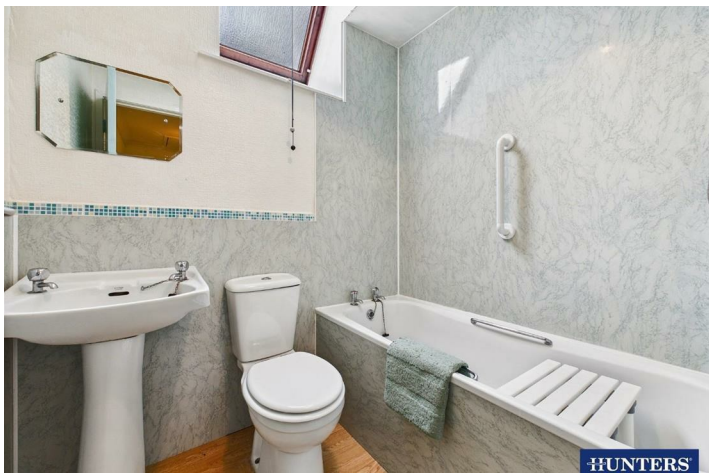
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan



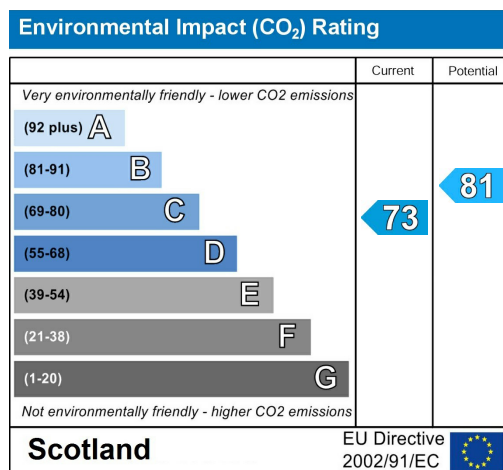
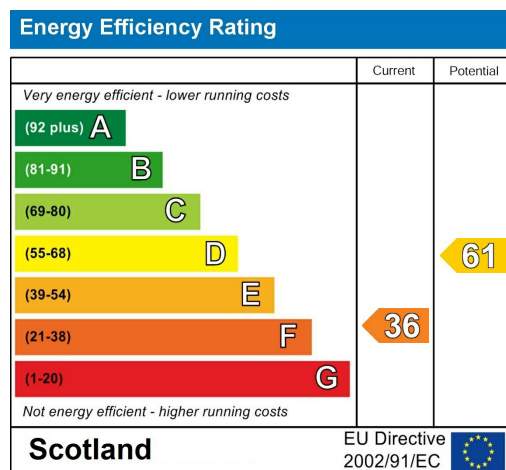
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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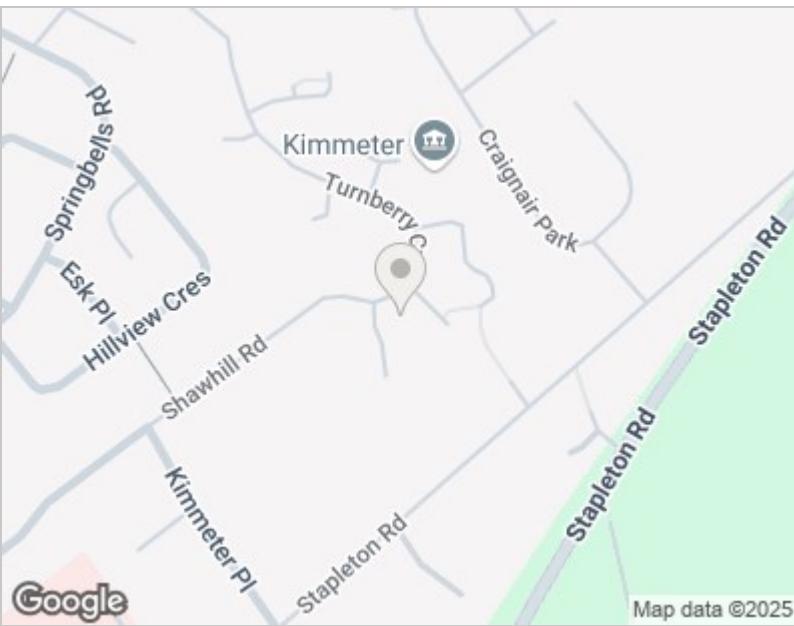
Energy Efficiency Graph



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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