



Queensway

Annan, DG12 5JT

Offers Over £95,000



- Mid-Terraced House
- Ideal for First-Time Buyers, Young Families & Investors
- Modern Kitchen & Bathroom
- Thoughtfully Landscaped Rear Garden
- Ample On-Street Parking

- Located in a Popular Area of Annan
- Open-Plan Living & Dining Room
- Two Double Bedrooms
- Outbuilding & Timber Shed
- EPC - C

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This two-bedroom mid-terrace home is set in a popular area of Annan and offers an excellent opportunity for first-time buyers, young families, and investors alike to secure a well-presented, move-in-ready property. The open-plan living and dining room is perfect for everyday living and entertaining, complemented by a modern kitchen, two double bedrooms, and an upgraded family bathroom. Outside, the generous rear garden has been thoughtfully landscaped with a lawn, paving, a large timber shed, and a secure brick outbuilding. For added convenience, there is ample on-street parking available to the front of the property. Viewing is essential to appreciate the convenience and condition of this lovely home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room and kitchen to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there are front and rear gardens, brick outhouse and on-street parking. 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.

GROUND FLOOR:

ENTRANCE HALL

9'10" x 6'5" (3.00m x 1.96m)

Entrance door from the front with an obscured double glazed size panel window, internal door to the living room, radiator and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

12'5" x 10'7" (3.78m x 3.23m)

Double glazed window to the front aspect, radiator, fireplace with electric fire and an opening to the dining room.

DINING ROOM

8'8" x 8'1" (2.64m x 2.46m)

Double glazed patio doors to the rear garden, internal door to the kitchen, and a radiator.

KITCHEN

11'3" x 9'0" (3.43m x 2.74m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor fan, space and plumbing for a washing machine, space for an American-style fridge freezer, one bowl sink with mixer tap, built-in cupboard and a double glazed window to the rear aspect. Measurements to the maximum points.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to two bedrooms and bathroom, loft-access point and a built-in cupboard housing the wall-mounted gas boiler. We have been advised the loft includes a pull-down ladder, part-boarding and lighting.

BEDROOM ONE

14'3" x 9'1" (4.34m x 2.77m)

Double glazed window to the front aspect, radiator and an over-stairs cupboard.

BEDROOM TWO

12'1" x 10'6" (3.68m x 3.20m)

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

BATHROOM

6'9" x 5'10" (2.06m x 1.78m)

Three piece suite comprising a WC, pedestal wash basin and bath with shower over. Part-tiled walls, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a block-paved garden area with access gate from the pavement.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a lawn with shrub borders, paved seating area, large timber garden shed, outbuilding, external cold-water tap and an access gate to the rear lane.

OUTBUILDING

6'1" x 4'1" (1.85m x 1.24m)

Pedestrian access door, double glazed window, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - snore.positions.cello

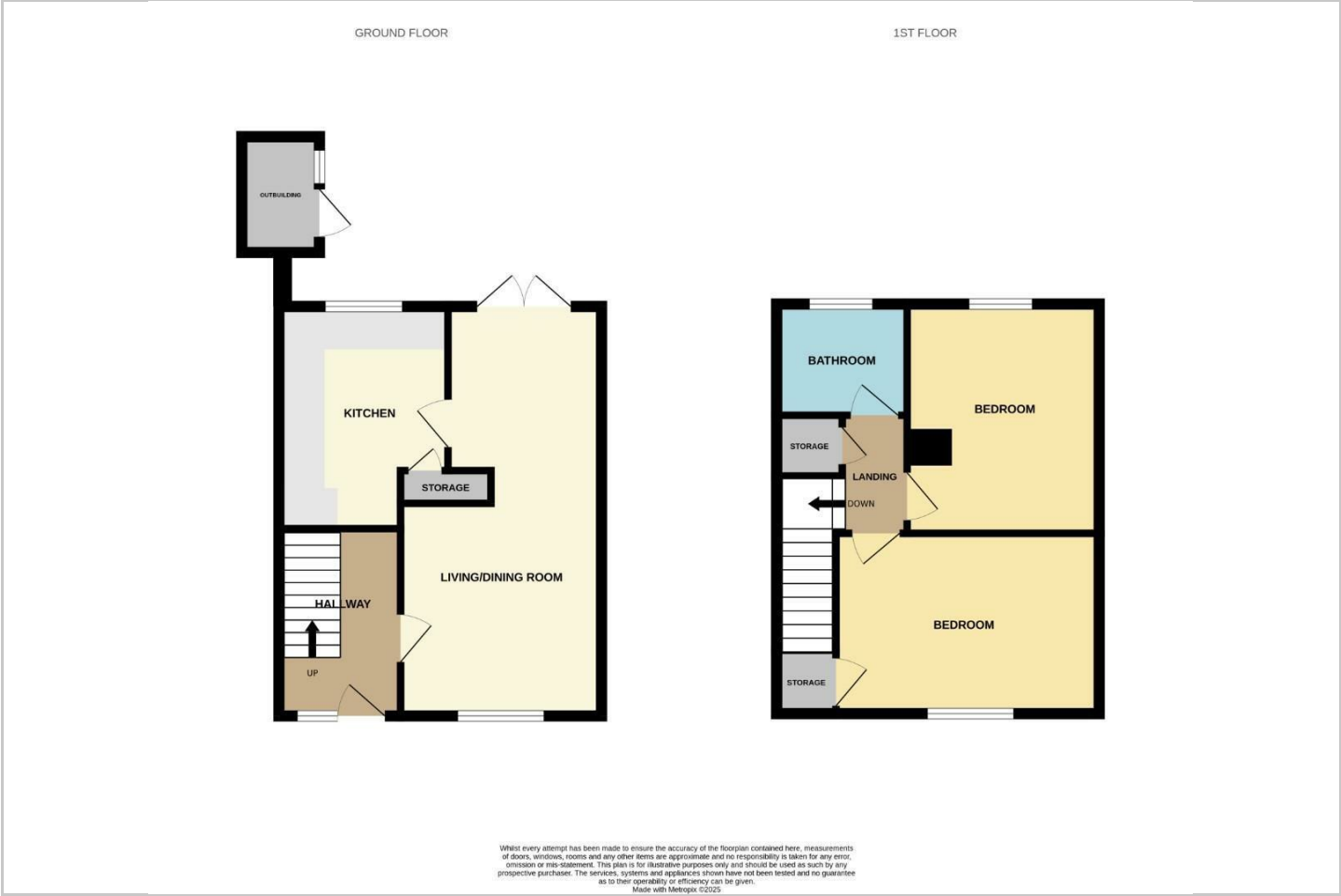
AML DISCLOSURE:

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:

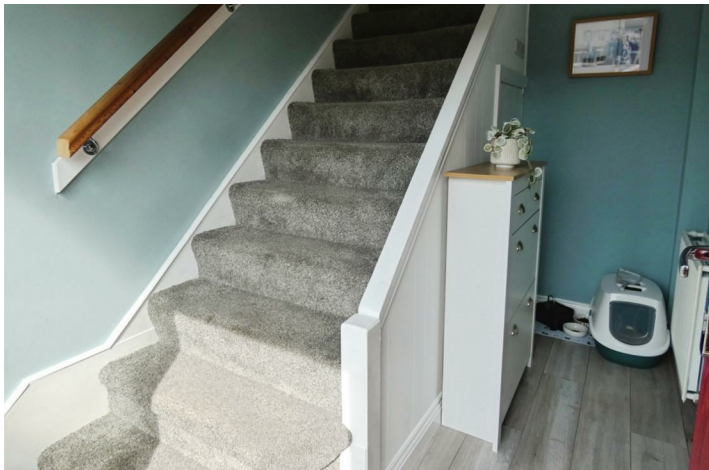
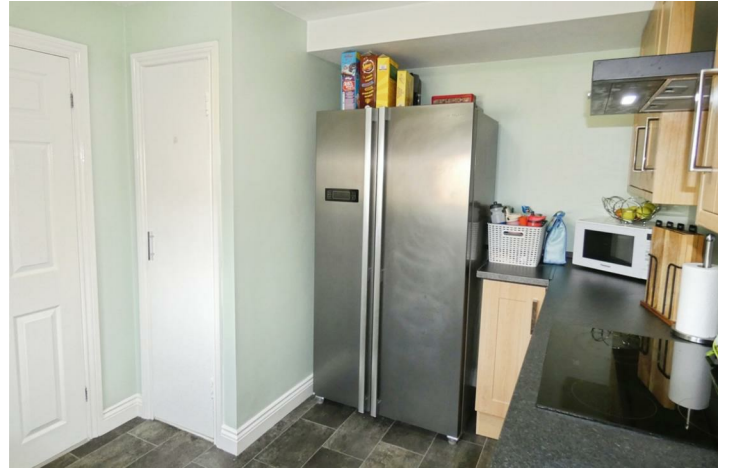
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan



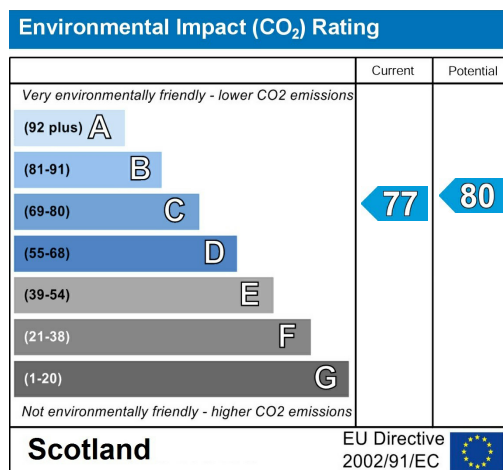
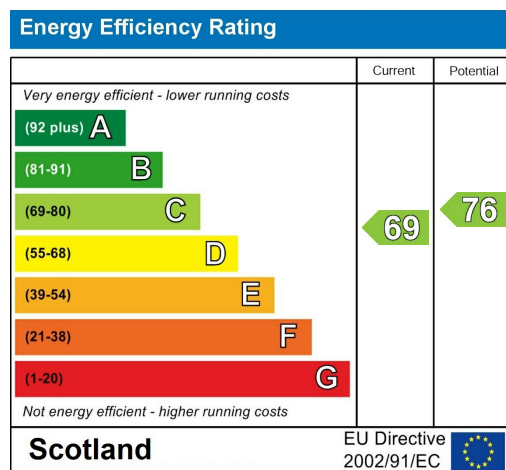
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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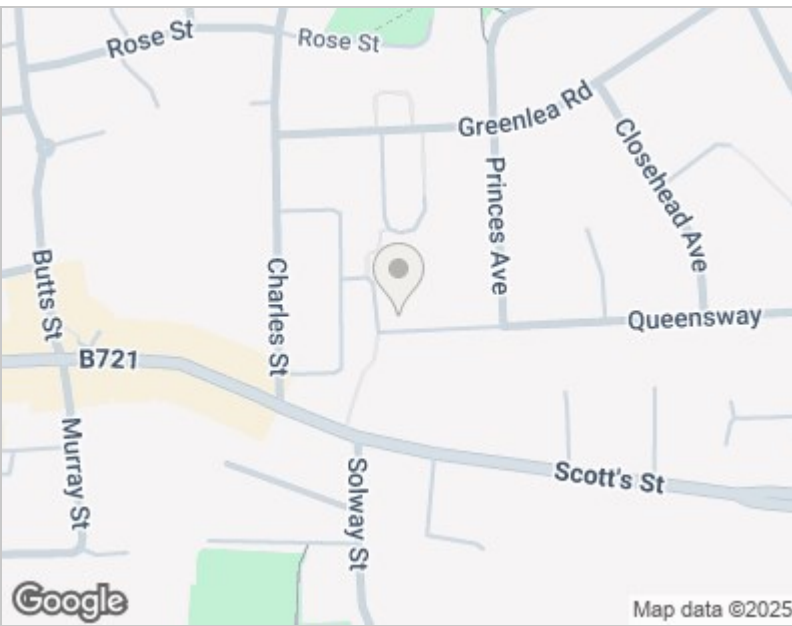
Energy Efficiency Graph



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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