

# HUNTERS®

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## North Street

Annan, DG12 5DQ

Offers Over £240,000



- Elevated Position within a Sought-After area of Annan
- Beautifully Presented Throughout
- Contemporary Kitchen with Integrated Appliances
- Three Double Bedrooms & Modern Shower Room
- Gated Off-Street Parking plus EV Charger

- Spacious & Modernised Detached Bungalow
- Stylish Open-Plan Kitchen, Dining & Living Room
- Converted Garage Offering a Utility Space with Office/Studio Potential
- Established Beautifully Landscaped Gardens with Large Greenhouse
- EPC - TBC

Tel: 01387 245898

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Property launch on Friday 8th August between 2:30 and 3:30pm, please contact Hunters to schedule your private viewing.

Occupying an elevated plot in the sought-after North Street area of Annan, this modern and beautifully presented three-bedroom detached bungalow offers spacious, versatile accommodation ideal for a wide range of buyers. At the heart of the home is a stylish open-plan kitchen, dining and living area featuring integrated appliances and a multi-fuel stove, creating a perfect space for relaxing or entertaining. There are three generous double bedrooms and a contemporary shower room, while a converted garage now provides a flexible utility room, ideal for use as a home office, studio, or potential fourth bedroom (subject to any consents). Outside, the well-maintained rear garden boasts a lawn, mature fruit trees, established borders, a large greenhouse and timber shed, offering excellent privacy and space for keen gardeners. A gated driveway to the front provides ample off-road parking and includes an EV charging point. Early viewing is highly recommended, contact Hunters Annan today.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance passageway, vestibule, hallway, open-plan kitchen, dining & living room, three bedrooms, shower room and a utility room internally. Externally there is off-street parking and gardens to the front and rear. EPC - C and Council Tax Band - D.

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.

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## GROUND FLOOR:

### ENTRANCE PASSAGEWAY

Entrance door from the front, internal doors to the vestibule and utility room, external door to the rear garden, and a radiator.

### VESTIBULE

Internal door to the hallway and a cloak-cupboard.

### HALLWAY

Internal doors to the kitchen, dining & living room, three bedrooms and shower room, radiator, cupboard and a loft-access point.

### KITCHEN, DINING & LIVING ROOM

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level NEFF electric double oven with grill, NEFF five-burner gas hob, extractor unit, integrated fridge freezer, integrated NEFF dishwasher, one and a half bowl sink with mixer tap, wall-mounted and enclosed gas boiler, under-counter lighting, over-unit lighting and a double glazed window to the front aspect.

Living & Dining Areas:

Double glazed window to the front, two radiators and a feature fireplace with multi-fuel stove.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, wardrobe/cupboard with double doors and fitted bedroom furniture.

### BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

### SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin and shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-boarded walls, chrome towel radiator, extractor fan and an obscured double glazed window.

### UTILITY ROOM

Fitted base units with worksurfaces above, space and plumbing for a washing machine, radiator, double glazed window to the front aspect and a double glazed window to the rear aspect.

## EXTERNAL:

Front Garden & Driveway:

To the front of the property is a mature garden benefitting lawn, established borders and a variety of mature trees and bushes. Additionally, a block-paved driveway with double wooden gates and EV charging unit allows off-street parking for two/three vehicles. Access from the driveway into the entrance porch, along with the benefit of an external electricity socket and external cold water tap.

Rear Garden:

To the rear of the property is a generous enclosed garden, predominantly lawned with the addition of established borders, a variety of mature trees and fruit trees, a paved seating area, large greenhouse and large timber shed which includes power and lighting internally. Additionally, the rear garden benefits an external cold water tap.

## WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - migrate.hikes.entry

## 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



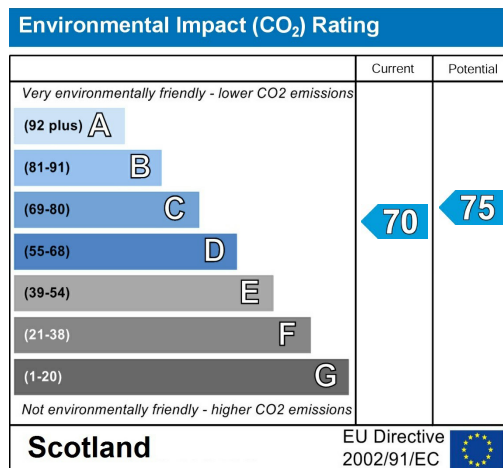
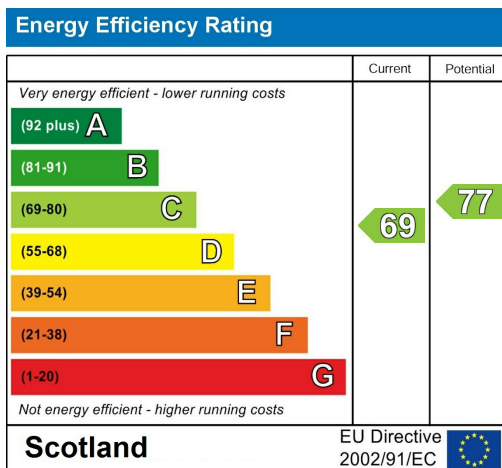








## Energy Efficiency Graph

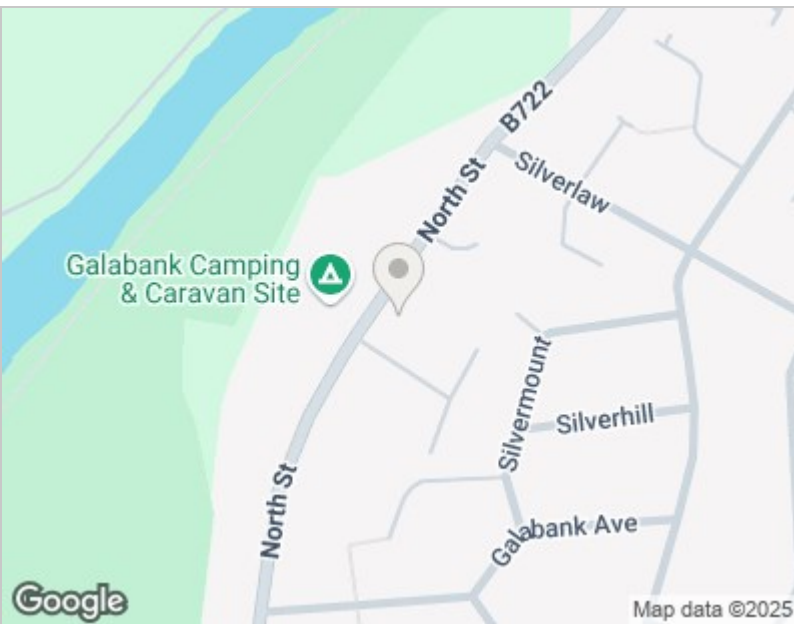


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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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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