



Wood Avenue

Annan, DG12 6DH

Offers Over £90,000



- A 3 Bedroom Mid Link House
- 3 Bedroom, Bathroom,
- Rear Hall, Entrance Hall,
- Double Glazing, Central Heating,
- Fantastic Opportunity to make your own!

- Situated in a popular location,
- Living Room, Dining Kitchen
- Cloakroom/WC,
- Front Shillied Garden, Rear Courtyard Garden
- EPC - C

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Situated in a quiet cul-de-sac within a popular residential area of Annan, this well-presented three bedroom mid link home is ideal for a wide range of buyers. The property features a spacious living room and dining kitchen, providing a wealth of opportunity for the new owner to make this property their own. Located within walking distance of local amenities and a stones throw from Elmvale Primary School, this home truly offers great potential to personalise over time. Early viewing is highly recommended.

The accommodation, which has gas heating and double glazing throughout, briefly comprises Entrance Hall, Cloakroom/WC, Living Room, Dining Kitchen to the ground floor with a Landing, Three Bedrooms and Bathroom to the first floor. Externally there are gardens to the front and rear with communal parking to the front. EPC - C 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

Approached through double glazed door with double glazed side panel.

Cloakroom/WC

5'9" x 2'10" (1.75m x 0.86m)

Incorporating a pedestal wash hand basin, Low Level WC, window and radiator.

Living Room

17'7" x 14'9" (5.36m x 4.50m)

Front facing reception room with window to the front elevation incorporating radiator and built in meter cupboard.

Dining Kitchen

13'8" x 11'4" (4.17m x 3.45m)

Incorporating fitted base and wall units with complementary work surface over, 4 ring electric hob with oven below, sink unit, plumbing for an automatic washing machine. double glazed window to the rear elevation, radiator and built in storage cupboard.

Rear Hall

Incorporating built in storage cupboard, double glazed door leading into the rear courtyard garden.

First Floor

Landing

Incorporating loft access, radiator and built in storage cupboard.

Bedroom 1

11'5" x 11'1" (3.48m x 3.38m)

Rear facing bedroom incorporating double glazed window, radiator and built in wardrobe.

Bedroom 2

11'7" x 10'7" (3.53m x 3.23m)

Front facing bedroom incorporating double glazed window, radiator and built in wardrobe.

Bedroom 3

8'1" x 7'8" (2.46m x 2.34m)

Rear facing bedroom incorporating double glazed window and radiator.

Bathroom

6'7" x 6'2" (2.01m x 1.88m)

Incorporating 3 piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, window and radiator.

Externally

To the front of the property is a fence enclosed shillied garden with gated pedestrian access. To the rear of the proeprty is an enclosed courtyard garden with paved patio.

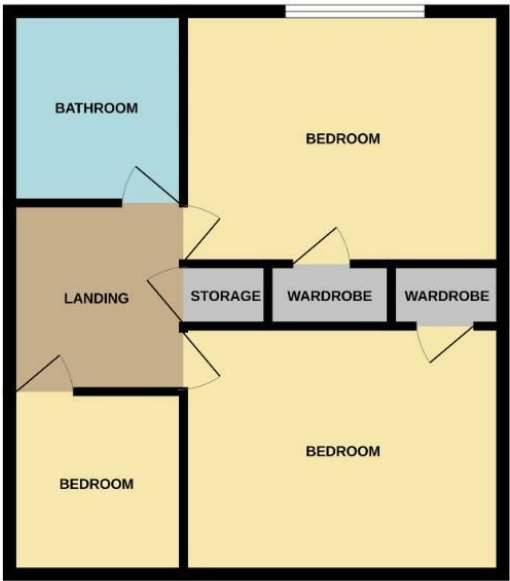
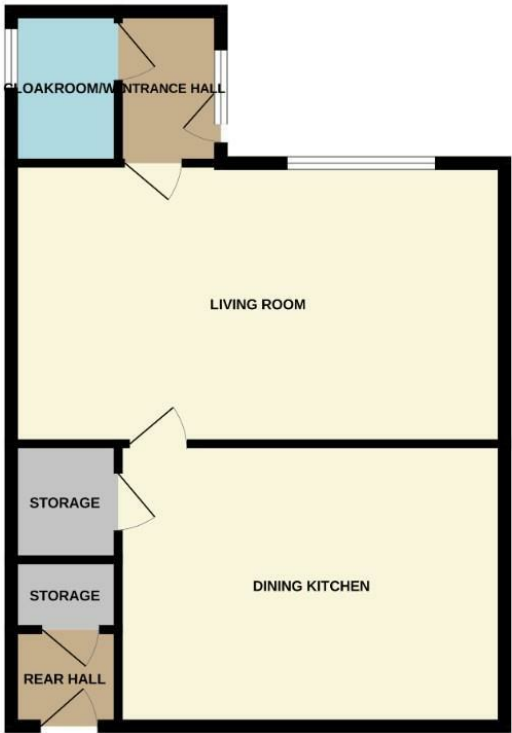
Home Report

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.

AML DISCLOSURE

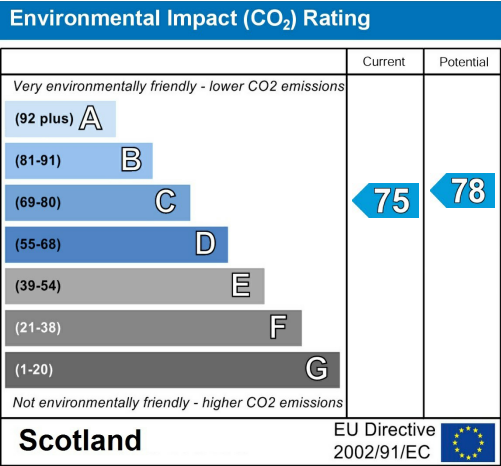
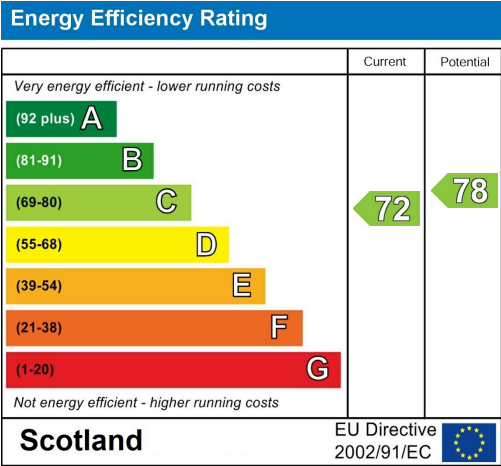
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Floorplan





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





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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