



Battery Street

Annan, DG12 5AA

Guide Price £92,000



- No Onward Chain
- Beautiful Views over the River Annan
- Open Plan Living/Dining Room with Wood Burning Stove
- Two Bedrooms
- Rear Garden
- Fantastic Location in the Heart of Annan
- Modernised Mid-Terrace House
- Contemporary Kitchen with Integrated Appliances
- Modern Four-Piece Bathroom
- EPC - D

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Located only a stones throw from Annan town centre and with beautiful views towards the River Annan is this two bedroom mid-terraced house with garden. Having previously undergone improvements including a contemporary kitchen and bathroom and the addition of a rear porch which is to be completed, there is excellent scope for the new incoming purchaser to add their personal touches and finishes, truly making this house their home.

Being sold with no onward chain, the property would make an excellent purchase for downsizers, investment landlords or first time buyer. Contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living/dining room, rear hall, kitchen and rear porch to the ground floor with a landing, two bedrooms and bathroom on the first floor. Externally there is on-street parking to the front and a garden to the rear. EPC - D and Council Tax Band - B.

Conveniently situated close to Annan town centre, the property enjoys excellent access to a wealth of local amenities and transport connections. Within Annan 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.

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator and stairs to the first floor landing.

LIVING ROOM

18'1" x 11'7" (5.51m x 3.53m)

Double glazed window to the front aspect, double glazed window to the utility room, inglenook wood-burning stove, recessed spotlights, gas meter, two radiators and an internal door to the rear hall. Measurements to the maximum points.

REAR HALL

4'3" x 3'9" (1.30m x 1.14m)

Opening to the kitchen and door to the under-stairs cupboard with lighting internally.

KITCHEN

8'9" x 7'8" (2.67m x 2.34m)

Fitted kitchen comprising base, wall and drawer units with matching timber worksurfaces and upstands above. Integrated eye-level electric oven, five-burner gas hob, extractor unit, inset one bowl sink with mixer tap, integrated dishwasher, integrated fridge, under-counter drinks cooler, plinth lighting, under-counter lighting, radiator, double glazed window to the rear aspect and an external door to the rear porch.

REAR PORCH

10'10" x 5'6" (3.30m x 1.68m)

Fitted base and wall units with worksurfaces and part-tiled splashbacks above. Space and plumbing for a washing machine, space for an under-counter freezer, double glazed Velux window and double glazed French doors to the rear elevation. Measurements to the maximum points.

LANDING

Stairs up from the ground floor landing, internal doors to two bedrooms and bathroom, loft access point, radiator and a built-in cupboard housing the water cylinder.

BEDROOM ONE

12'2" x 9'11" (3.71m x 3.02m)

Double glazed window to the front aspect, radiator and two built-in cupboards.

BEDROOM TWO

8'10" x 7'9" (2.69m x 2.36m)

Double glazed window to the rear aspect and radiator.

BATHROOM

Four piece suite comprising a WC, pedestal wash hand basin, bath and shower enclosure with electric shower unit. Fully-tiled walls, tiled flooring, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL

On-street parking to the front of the property. To the rear is a paved seating area leading further to a lawned garden area.

WHAT3WORDS

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

PLEASE NOTE

We would like to advise prospective buyers the images shown of the extended garden at not formally included within the title plan, there is no formal agreement for use of the extended garden.

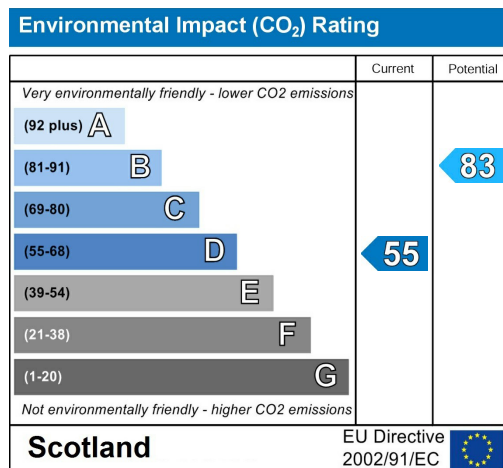
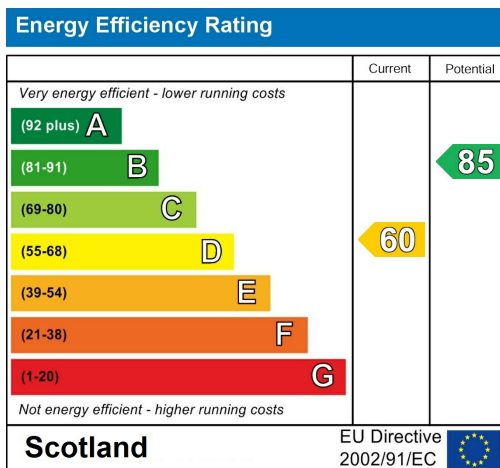
Floorplan







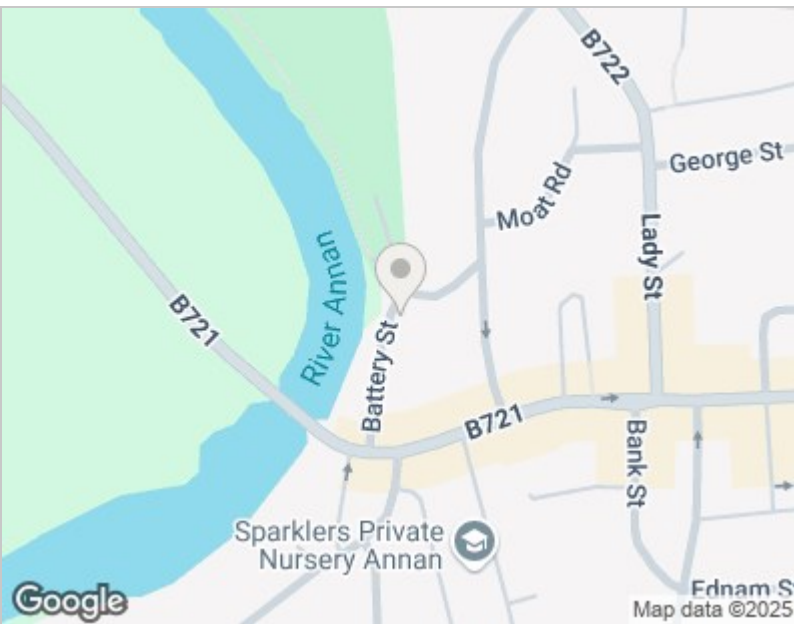
Energy Efficiency Graph



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



HUNTERS
HERE TO GET YOU THERE

Tel: 01387 245898



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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