



Lockhart Gardens, Annan
, DG12 5EY

Offers Over £160,000



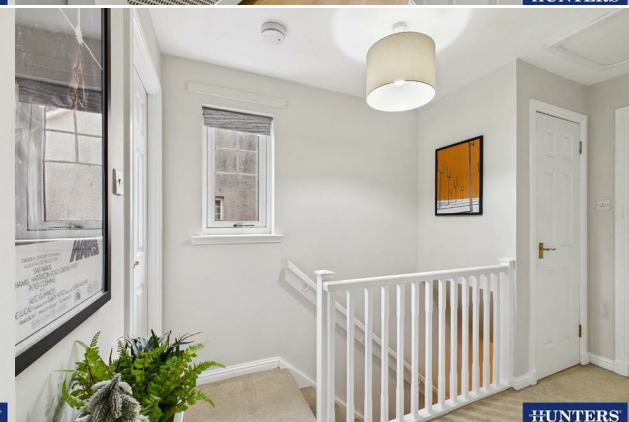
Lockhart Gardens, Annan

DESCRIPTION

This three bedroom semi-detached house is beautifully presented throughout and would make a perfect home for young and growing families and first time buyers alike. Boasting a large open living and dining room providing an ample space for entertaining., whilst upstairs there are three good sized bedrooms and a modern family bathroom. A generously sized landscaped garden at the rear and off-road parking complete this excellent home. A viewing comes highly recommended.

The accommodation briefly comprises hallway, living room, dining room, kitchen and WC to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally the property has both front and rear gardens and off-road parking. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - D.

Conveniently situated within Annan just off Northfield Park, the property enjoys excellent access to a wealth of local amenities and transport links. 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 links 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.



ROOMS

Entrance Hallway

Approached through a double-glazed door, the hallway incorporates a radiator.

Cloakroom / WC

Fitted with a two-piece suite comprising a pedestal wash basin and low-level WC. Includes a window and radiator.

Living Room

A front-facing reception room with a window to the front elevation, two radiators, and an under-stairs storage cupboard.

Dining Room

Rear facing reception area with double French doors leading into the rear garden and a radiator.

Kitchen

Fitted with a range of base and wall units with worksurfaces over, incorporating a four-ring gas hob with extractor above and oven below. Includes plumbing for an automatic washing machine, a sink unit, and the central heating boiler. A double-glazed window overlooks the rear garden, with a side door providing access to the side elevation. Radiator included.

Landing

With window to the side elevation, radiator, loft access, and built-in wardrobe.

Bedroom One

Front-facing bedroom with a double-glazed window, radiator, and built-in wardrobes.

Bedroom Two

Rear-facing with a double-glazed window, radiator, and built-in wardrobe with mirrored doors

Bedroom Three

A rear-facing bedroom with double-glazed window and radiator.

Externally

Rear - A well-established, landscaped garden featuring an elevated decking area, a lawn, and a paved patio seating area. Includes borders and a pedestrian pathway. To the side is gated pedestrian access leading to the ample driveway.

Bathroom

Three piece suite comprising WC, pedestal wash hand basin with a bath benefitting from an electric shower and glazed screen. Radiator and obscured double glazed window.

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.

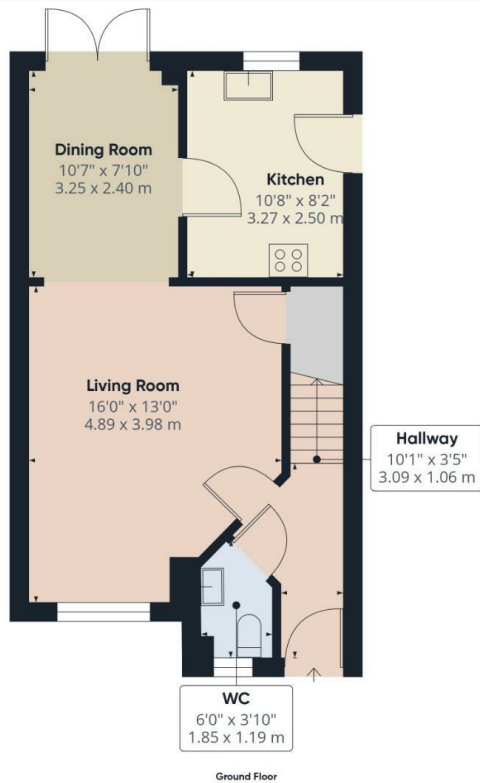
Home Report

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.

Please Note

We would like to advise the a factoring charge is payable twice yearly (approx. £90) at Lockhart Gardens provided by First Port - Maintenance and repairs of the grounds, shared by all residents in Lockhart Gardens.





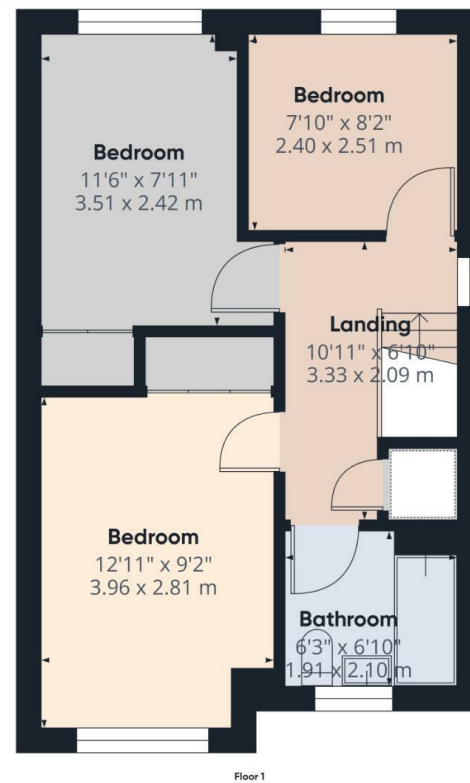
HUNTERS
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Approximate total area⁽¹⁾
452 ft²
42.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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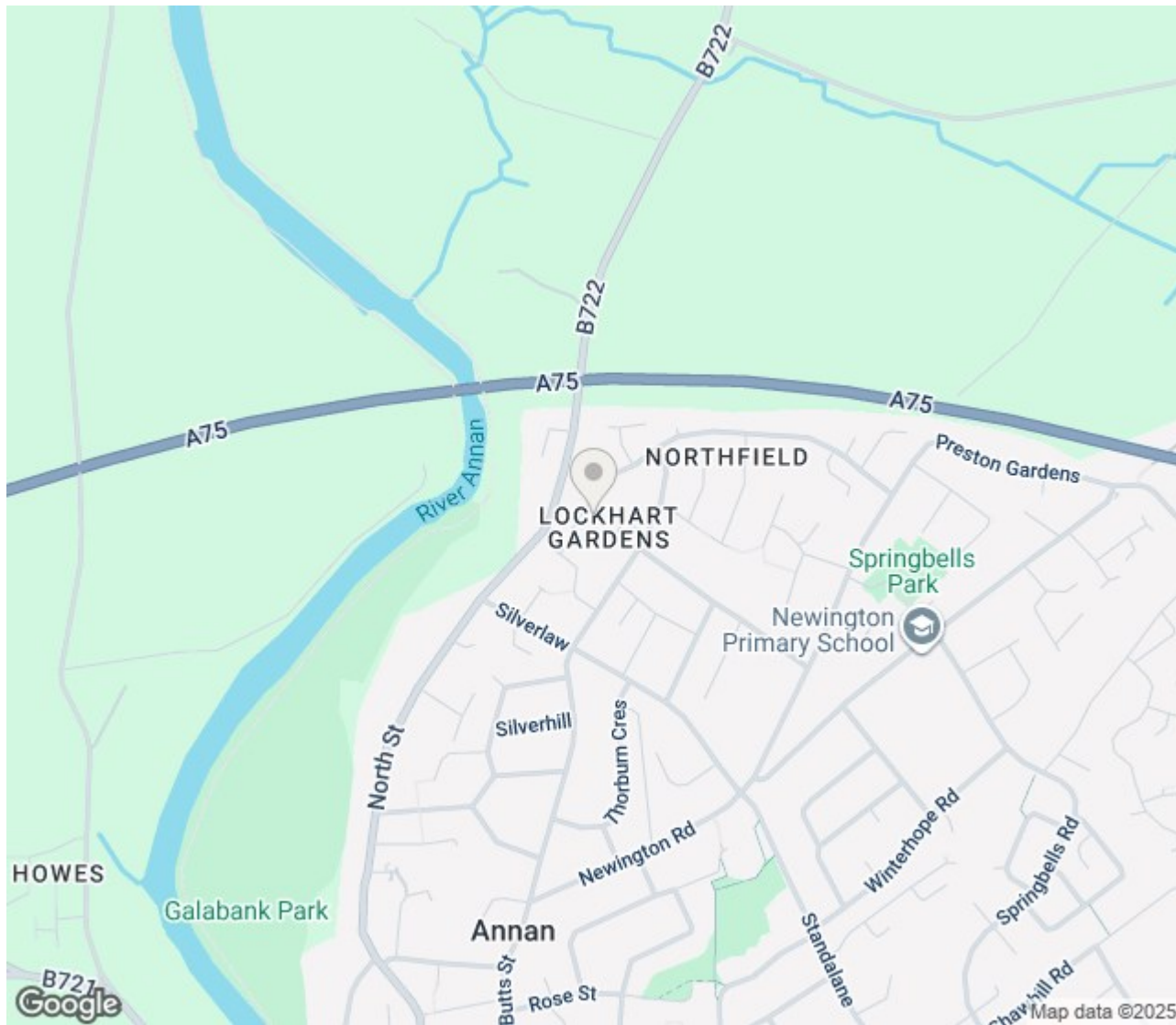
Approximate total area⁽¹⁾
385 ft²
35.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

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.

Bridgend, High Street, Annan, DG12 6AG | 01387 245 898 | southwestscotland@hunters.com

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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.

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