



Winterhope Road

Annan, DG12 5JL

Offers Over £110,000



- Semi-Detached House situated in Central Annan
- Generous Plot Size with Detached Garage
- Contemporary Galley Style Kitchen
- Upgraded Shower Room
- Ample Off-Street Parking & Detached Garage

- Modern and Stylish Interior
- Bright Open-Plan Living and Dining Room
- Two Comfortable Double Bedrooms
- Large Front & Rear Gardens
- EPC - C

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Property Launch on Friday 15th August between 3:30pm and 4:30pm, please contact Hunter to schedule your private viewing.

This wonderful two-bedroom semi-detached home sits on a larger-than-average plot and features a detached garage, off-street parking, and a stylishly upgraded interior. Ideal for first-time buyers, young families, or investment landlords, the property enjoys a prime position in the heart of Annan, within easy reach of a wide range of local amenities. The spacious open-plan living and dining room provides an excellent space for everyday living, complemented by a sleek and modern galley-style kitchen. Both bedrooms are generously sized doubles, served by a contemporary shower room, making this a move-in-ready home with wide appeal.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living & dining room, and kitchen to the ground floor with a landing, two bedrooms and shower room to the first floor. Externally there is off-road parking, a detached garage and gardens to the front and rear. 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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the kitchen and living & dining room, radiator and stairs to the first floor landing with an under-stairs cupboard.

LIVING & DINING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators and a multi-fuel stove.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces above. Integrated eye-level electric oven, gas hob, extractor unit, integrated microwave, integrated fridge freezer, integrated slimline dishwasher, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, radiator, double glazed window to the rear aspect and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, loft-access point and a double glazed window to the side aspect.

BEDROOM ONE

Two double glazed windows to the front aspect, radiator, over-stairs cupboard with double doors and a cupboard with wall-mounted gas boiler internally.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

SHOWER ROOM

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

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a large low-maintenance garden including a paved pathway, along with a paved driveway extending from the pavement down the side of the property. The driveway can accommodate parking for multiple vehicles and includes access into the detached garage.

Rear Garden:

To the rear of the property is a low-maintenance paved/concrete garden area along with an additional low-maintenance gravelled garden area and an external cold water tap.

GARAGE

15'1" x 7'6" (4.60m x 2.29m)

Manual up and over garage door.

WHAT3WORDS

For the location of this property please visit the **What3Words App** and enter - **dolphin.voice.brightens**

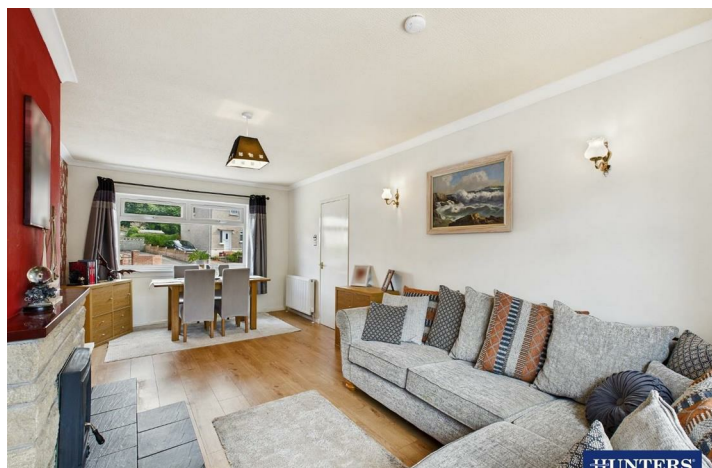
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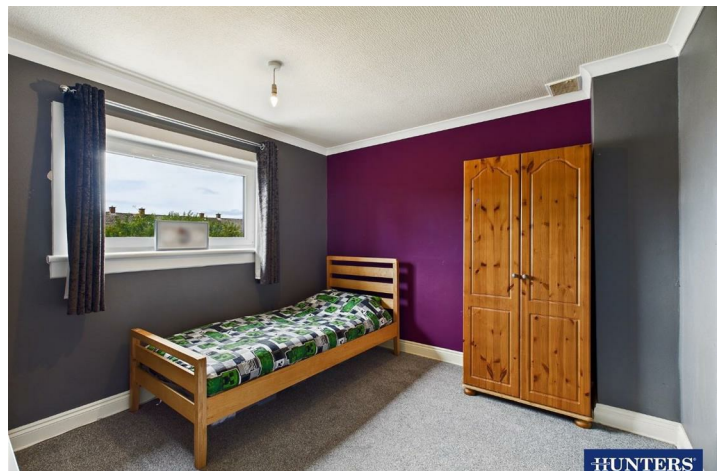
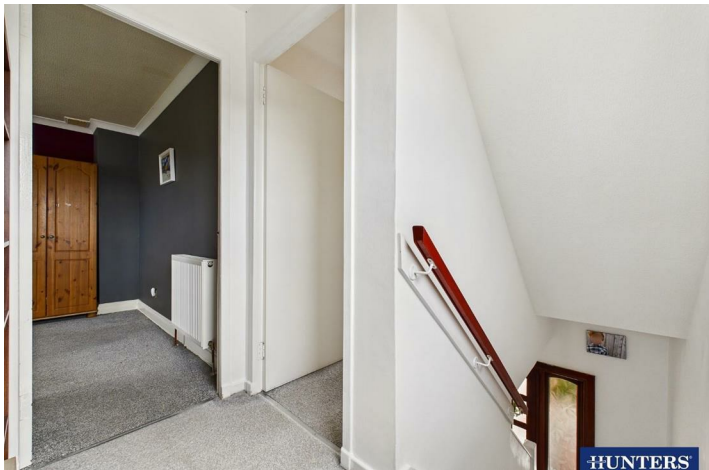
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

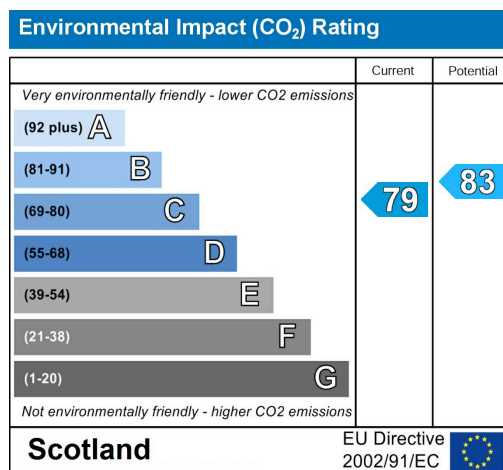
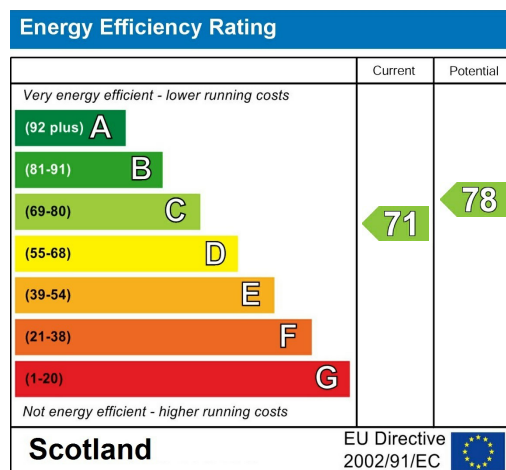
Floorplan







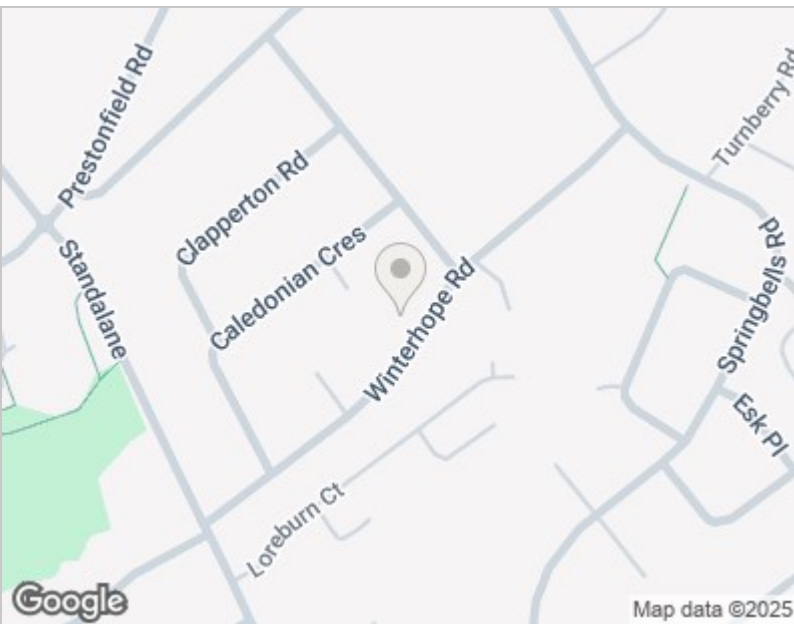
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 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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