



Glynt Wynd

Annan, DG12 6EL

Offers Over £220,000



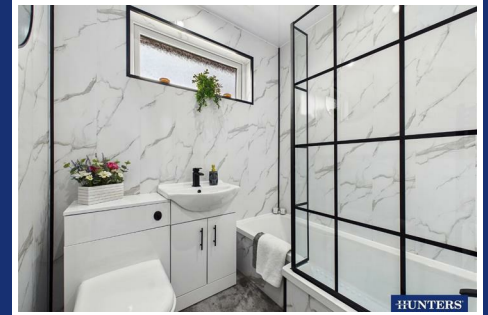
- Modern Detached Bungalow
- Beautifully Presented Throughout
- Contemporary Kitchen with Dining Area
- Stylish Three-Piece Bathroom
- Off-Street Parking

- Peaceful Situation to the Outskirts of Annan
- Spacious Living Room with Front-Aspect Window
- Three Double Bedrooms, Two with Built-In Wardrobes
- Large Rear Garden with Beautiful Patio & Neat Lawn
- EPC - C

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Property launch on Friday 5th June between 2pm and 3:30pm, please contact Hunters to schedule your private viewing.

A wonderful opportunity to purchase a spacious detached three-bedroom bungalow, modernised to a high standard and presented in true move-in condition. Stylish, bright and light throughout, the home comprises a generous living room, contemporary fitted kitchen with dining area, three double bedrooms and a modern three-piece bathroom, with further benefits including fitted wardrobes to two bedrooms, a convenient airing cupboard, gas central heating and double glazing. Stepping outside, the rear garden has been thoughtfully landscaped and features a beautiful tiled seating area, ideal for outdoor entertaining and relaxation, alongside a neat lawn and a timber deck with pergola over. A home ready for immediate occupation, ideal for a wide range of buyers and set within a peaceful residential setting.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, three bedrooms and bathroom, loft-access point, radiator, and a built-in cupboard with water tank internally.

LIVING ROOM

Double glazed window to the front aspect, radiator, and an internal door to the kitchen.

KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric double oven with grill, gas hob, extractor unit, integrated microwave, space with plumbing for a washing machine, space for a tumble drier, space for a fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator, under-counter lighting, double glazed window to the rear aspect, and an external door to the rear garden.

BEDROOM ONE

Double glazed window to the rear aspect, radiator, and a built-in wardrobe with double sliding doors.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and a built-in wardrobe with double sliding doors.

BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

BATHROOM

Three piece suite comprising a vanity unit with WC and wash basin, and a P-shaped bath with mains shower over. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with established borders, with a block-paved driveway

to the side of the property allowing off-street parking for two vehicles.

Rear Garden:

To the rear of the property is a large enclosed rear garden, benefitting a beautiful tiled seating and entertaining area, raised timber deck with pergola over, and a lawned garden with established borders. Additionally, the rear garden includes a timber garden shed, external cold water tap, and two external electricity sockets.

WHAT3WORDS:

For the location of this property, please visit the [W h a t 3 W o r d s A p p a n d e n t e r - e p i d e m i c s . s i d e l i n e d . m u s i c i a n](https://www.what3words.com/)

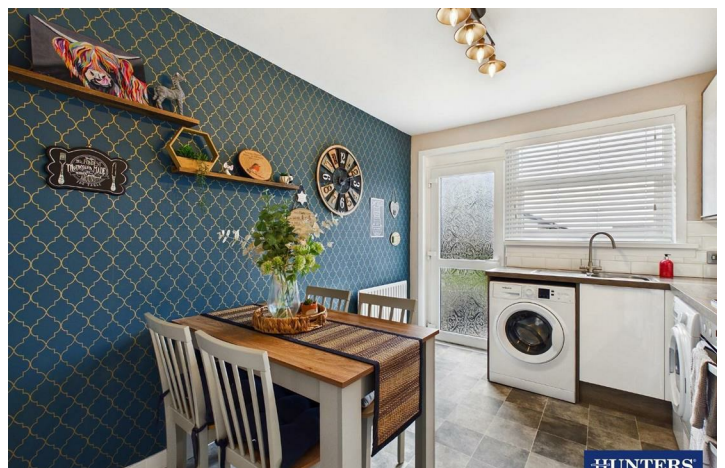
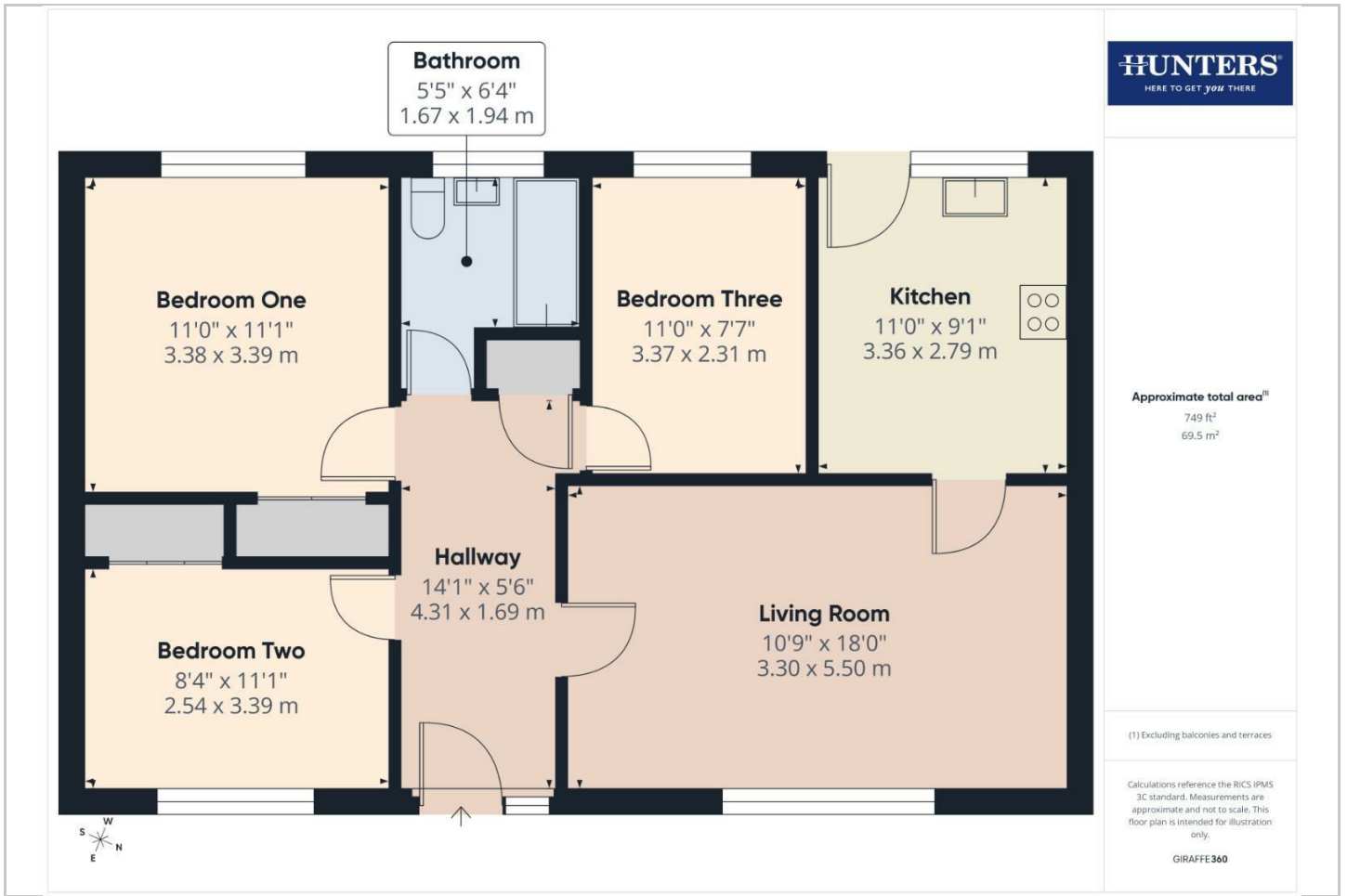
AML DISCLOSURE:

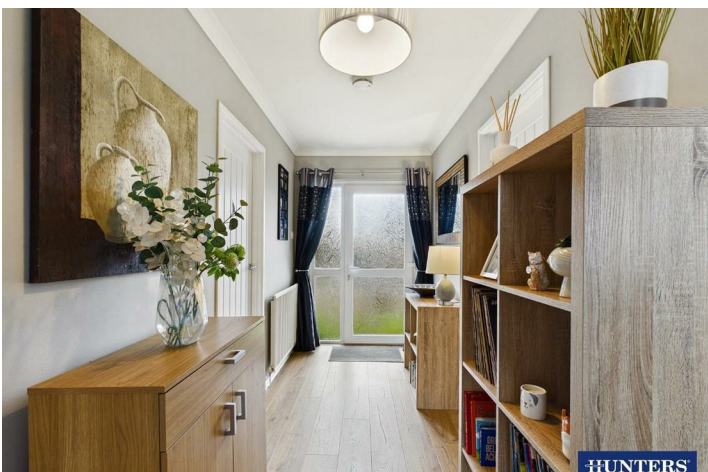
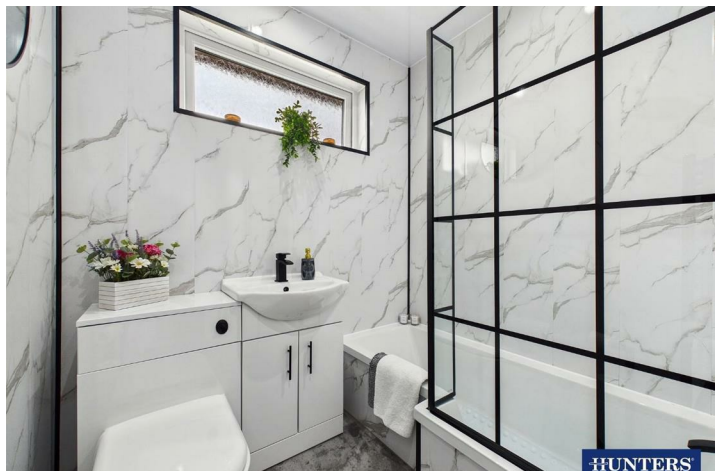
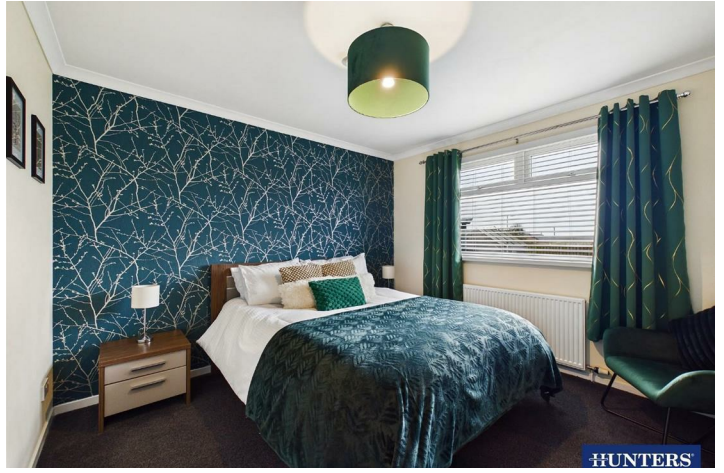
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

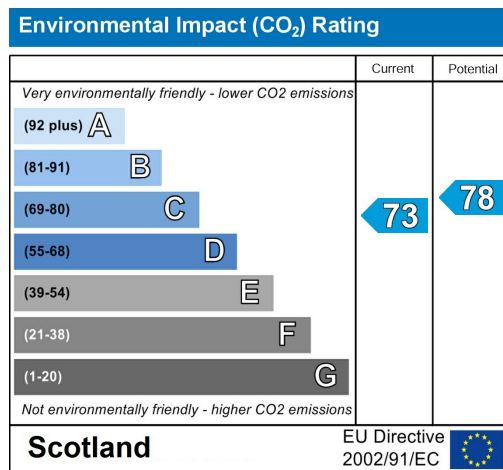
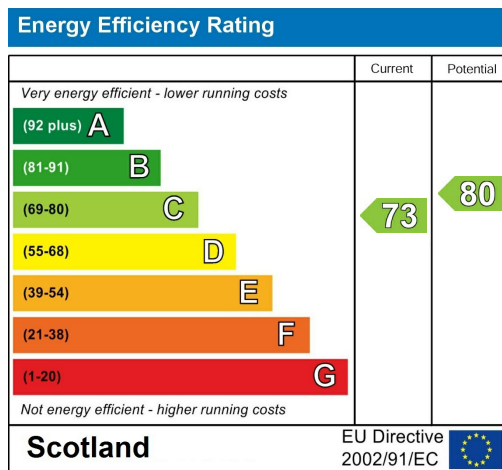
Floorplan







Energy Efficiency Graph

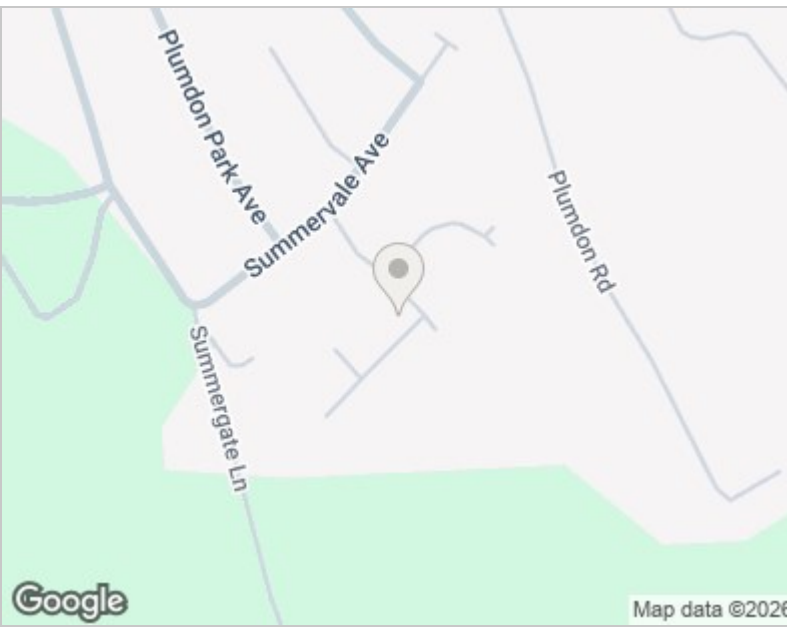


Viewing

Please contact our Hunters Carlisle Office on 01387 245898 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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