



Woodman Avenue

Annan, DG12 6HW

Offers Over £185,000



- Spacious Detached Family Home
- Exceptional Potential to Personalise & Further Improve
- Large & Bright Dining Kitchen
- Modern Family Bathroom plus External WC
- Driveway Parking for Two/Three Vehicles plus Attached Single Garage
- Sought After area of Annan
- Spacious Dual-Aspect Living Room with Electric Stove
- Three Double Bedrooms
- Generous Rear Garden plus Lawned Front & Side Gardens
- EPC - C

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This three-bedroom link-detached family home offers a wonderful opportunity for those seeking a property they can truly make their own. Situated in a sought-after area of Annan, the home enjoys easy access to a wealth of the town's amenities. Having undergone some improvements by the current owners, the property still offers excellent scope for the new owners to further enhance and personalise the accommodation to create a perfect long-term home. The property offers a thoughtful and ideal layout for family living, including a large dining kitchen, a spacious dual-aspect living room, three double bedrooms and a modern family bathroom. Large windows throughout allow an abundance of natural light to fill each room, creating a bright and welcoming atmosphere. For added convenience, part of the dining kitchen could be utilised as a study area, complemented by useful storage space in both the hallway and on the landing. Externally, the rear garden provides an excellent space for outdoor entertaining and play, alongside the benefit of a large attached garage, external WC, and a generous driveway offering parking for two to three vehicles. A viewing is essential to appreciate the location, potential and space this excellent family home offers.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

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.

GROUND FLOOR:

HALLWAY

Entrance door from the side driveway, internal sliding door to the living room, opening to the dining room, opening to the cloak-cupboard, radiator, and stairs to the first floor landing with a small under-stairs store.

LIVING ROOM

19'11" x 10'9" (6.07m x 3.28m)

Double glazed window to the front aspect, double glazed window to the side aspect, two radiators, and an inset electric stove.

DINING AREA

15'7" x 8'7" (4.75m x 2.62m)

Double glazed window to the rear aspect, and two radiators. Measurements to the maximum points.

KITCHEN AREA

11'4" x 7'10" (3.45m x 2.39m)

Fitted base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, space and plumbing for a washing machine, space and plumbing for a dishwasher, wall-mounted gas boiler, recessed spotlights, extractor fan, external door to the side passageway, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, built-in cupboard, radiator, loft-access point, double glazed window to the front aspect, and a double glazed window to the rear aspect.

BEDROOM ONE

15'2" x 10'0" (4.62m x 3.05m)

Double glazed window to the front aspect, and a radiator. Measurements to the maximum points.

BEDROOM TWO

11'6" x 9'6" (3.51m x 2.90m)

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

BEDROOM THREE

11'1" x 10'4" (3.38m x 3.15m)

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

FAMILY BATHROOM

9'1" x 4'7" (2.77m x 1.40m)

Three piece suite comprising a WC, vanity unit with wash basin, and bathtub with mains shower over. Part-tiled

walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with mature trees, alongside a driveway to the side providing off-street parking for two vehicles. The driveway offers access to the garage and an access gate with a passageway leading to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting from a lawn, paved seating area, and borders.

GARAGE

18'5" x 8'7" (5.61m x 2.62m)

Manual up and over garage door, pedestrian access door, double glazed window, power and lighting.

EXTERNAL WC

3'6" x 1'11" (1.07m x 0.58m)

Two piece suite comprising a WC and wall-mounted wash hand basin. Tiled splashbacks, tiled flooring, and a wall-mounted fan heater.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - trap.axed.invoices

AML DISCLOSURE:

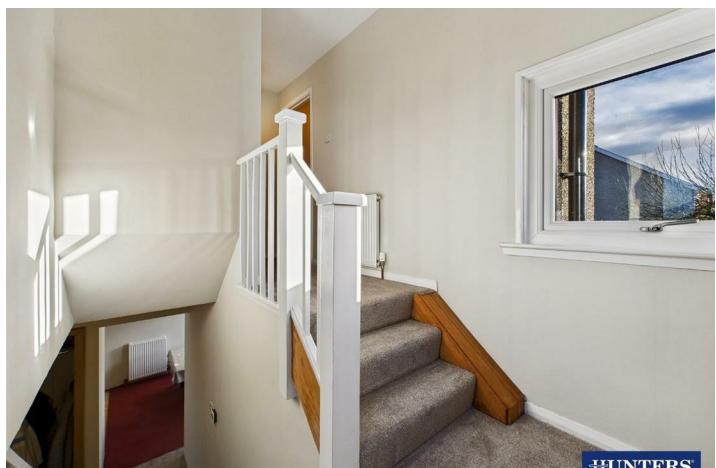
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

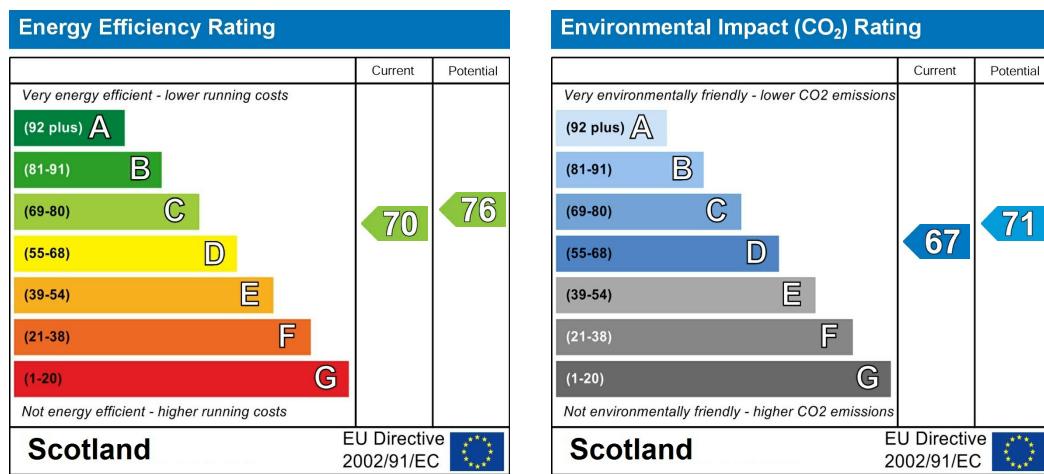






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Energy Efficiency Graph

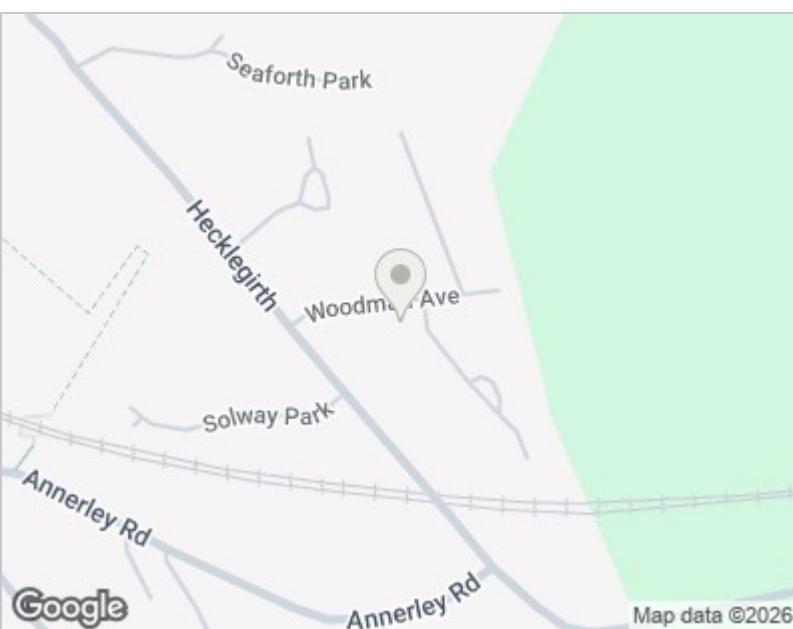


Viewing

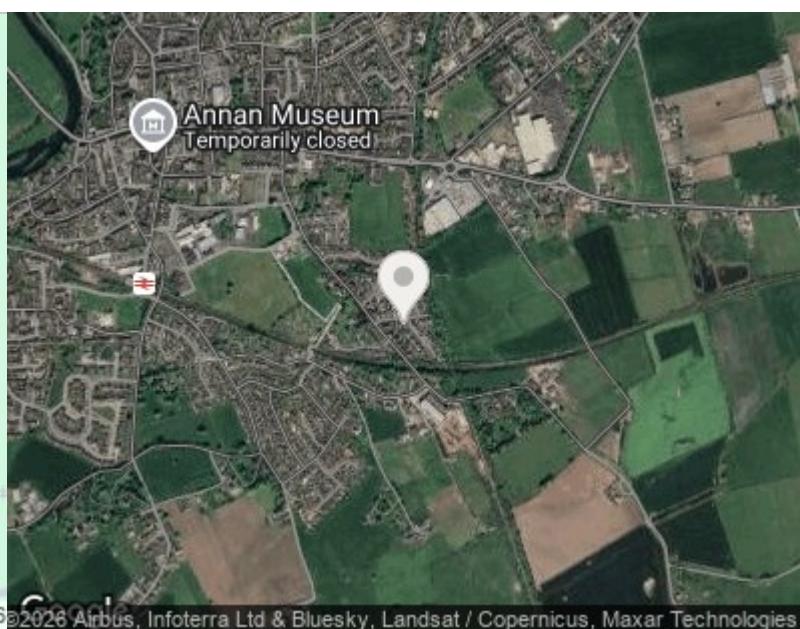
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01387 245898

Road Map



Hybrid Map



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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