



Ryehill Road

Powfoot, Annan, DG12 5QQ

Offers Over £325,000



- No Onward Chain
- Pristine Presentation Throughout
- Spacious Living Room, Modern Kitchen & Dining Room
- Contemporary Family Shower Room & WC/Cloakroom
- Driveway Parking & Attached Single Garage with Electric Door
- Large Detached Bungalow with Fantastic Sunroom Extension
- Coastal Village of Powfoot, Moments from the Solway Shoreline
- Two Double Bedrooms with One En-Suite
- Generous Gardens with Large Patio
- EPC - E

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Property launch on Thursday 29th January between 11am and 1pm, please contact Hunters to schedule your private viewing.

Offered to the market with no onward chain and presented in pristine condition throughout, this two-bedroom detached bungalow, with sunroom extension and attached garage, is peacefully situated on one of Powfoot's most sought-after addresses, just moments from the beautiful Solway coastline. Internally, the home has been thoughtfully modernised, with close attention paid to finishing touches, and is ready for immediate occupation. A spacious living room with a large front-aspect window provides a delightful space for daily living, complemented by a well-appointed and stylish kitchen and an adjoining dining room that flows seamlessly into the bright sunroom, which overlooks and enjoys direct access to the rear garden and patio. There are two double bedrooms, one featuring a sleek en-suite shower room, along with a beautifully appointed family shower room and an additional WC/cloakroom for guests. Externally, the sense of space continues, with expansive, well-tended gardens and a substantial patio creating a private and tranquil outdoor retreat. Completing the offering is ample driveway parking and an attached single garage with an electric door, ensuring both convenience and security. A viewing is not only essential but imperative to fully appreciate the location, space, and lifestyle opportunity this property affords.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - E.

The charming coastal village of Powfoot enjoys a truly enviable setting on the Solway Firth, just 4 miles from the town of Annan in Dumfries & Galloway. Famed for its breathtaking estuary views, abundance of wildlife and tranquil pace of life, Powfoot is a haven for those who enjoy the outdoors, with miles of unspoiled coastal walks and cycle routes right on the doorstep. A highlight of the village is the highly regarded Powfoot Golf Club, often described as "one of golf's best kept secrets," offering a beautifully kept links course and a welcoming clubhouse. Despite its peaceful atmosphere, Powfoot is ideally located for convenience, with Annan close by providing a wide range of everyday amenities including supermarkets, independent shops, cafes, restaurants, bars and excellent transport connections by road and rail. Families are well served by reputable primary schools in nearby villages, while secondary education is available in both Annan and Dumfries. For commuters, the A75, A74(M) and mainline rail station at Annan ensure straightforward access to Carlisle, Dumfries, Glasgow and beyond. Blending stunning coastal scenery with excellent connections and community spirit, Powfoot offers a rare balance of relaxation and practicality, making it one of Dumfries & Galloway's most desirable places to call home.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining room, two bedrooms and shower room, built-in cupboard with double doors, radiator, and a loft-access point.

LIVING ROOM

Two double glazed windows to the front aspect, two radiators, and double-doors to the kitchen.

KITCHEN

Contemporary fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, radiator, archway to the dining room, internal door to the side hall, and a double glazed window to the rear aspect.

DINING ROOM

Opening to the sunroom, and a radiator.

SUNROOM

Two double glazed windows to the rear aspect, double glazed sliding patio door to the rear garden, and a radiator.

BEDROOM ONE & EN-SUITE

Bedroom One:

Double glazed window to the rear aspect, radiator, and an internal door to the en-suite shower room.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains shower unit. Boarded splashbacks, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan, and a skylight window.

BEDROOM TWO

Double glazed window to the front aspect, radiator, an a built-in wardrobe/cupboard with double doors.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a walk-in shower enclosure with electric shower unit. Boarded splashbacks, tiled flooring, chrome towel radiator extractor fan, and an obscured double glazed window.

SIDE HALL

External door to the front driveway with an obscured double glazed side window, internal doors to the WC/cloakroom and garage, freestanding oil-fired boiler, plumbing for a washing machine, and tiled flooring.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Boarded splashback, tiled flooring, chrome towel radiator, built-in cupboard housing the water tank, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a generous driveway providing off-road parking for multiple vehicles, with access to the garage and side hallway, along with gated access to the rear garden. The front garden is laid to lawn and features mature hedging and well-established borders.

Rear Garden:

To the rear of the property is a large, enclosed garden, comprising a generous paved seating area with direct access from the sunroom, an extensive lawn with mature trees, hedging and borders, a timber garden shed, and an oil storage tank.

GARAGE

Electric sectional garage door to the driveway, pedestrian access door to the rear garden, cold-water tap, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - showdown.backs.crafts

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.

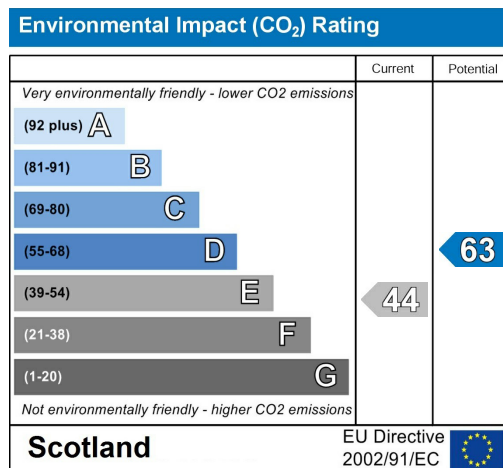
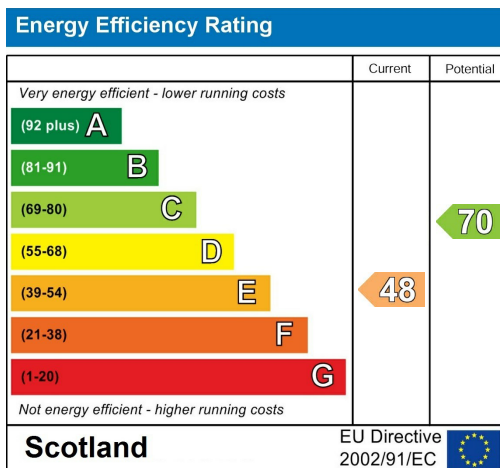
Floorplan







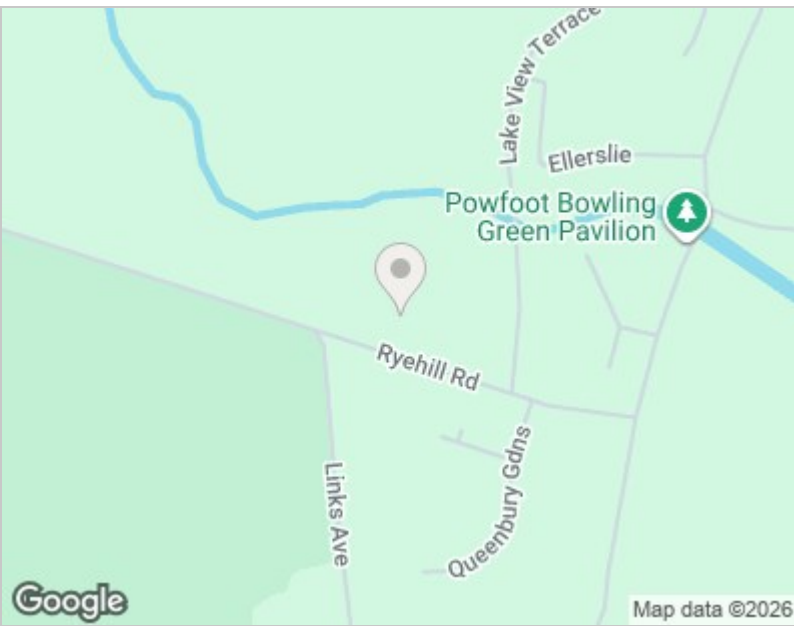
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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