



The Rand

Eastriggs, Annan, DG12 6NN

Offers Over £115,000



- End of Terrace House
- Neutrally Decorated & Nicely Presented Throughout
- Spacious Living Room with Patio Doors
- Two Bedrooms & Contemporary Bathroom
- Extensive Rear Garden with Lawn, Terrace & Outbuilding
- Desirable Area of Eastriggs
- Beautiful Views to the Rear
- Modern Dining Kitchen
- Ample Off-Street Parking
- EPC - TBC

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This two-bedroom end-terrace house is neutrally decorated and nicely presented throughout and enjoys beautiful views to the rear, over the surrounding countryside. Situated within a desirable area of Eastriggs, the property will be most appealing to first time buyers, young families and downsizers. Offered with no ongoing chain and in a walk-in condition, the property boasts a spacious living room with patio doors, a modern dining kitchen, two bedrooms and a contemporary three-piece bathroom. Completing this excellent home is ample off-street parking and a superb rear garden with raised terrace area. A viewing is essential to appreciate the condition, outlook and location of this home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room and dining kitchen to the ground floor with a landing two bedrooms and bathroom to the first floor. Externally there is off-street parking to the front and a large rear garden with outbuilding. EPC - TBC and Council Tax Band - B.

Located centrally within Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and dining kitchen, radiator and stairs to the first floor landing with an under-stairs cupboard. The under-stairs cupboard includes power, lighting, radiator and a double glazed window to the front aspect.

LIVING ROOM

Double glazed window to the front aspect, double glazed patio doors to the rear garden, and a radiator.

DINING KITCHEN

Fitted kitchen comprising a range of base and drawer units with matching worksurfaces and upstands above. Integrated electric oven, five-burner gas hob, designer extractor unit, one and a half bowl ceramic 'BLANCO' sink, space and plumbing for a washing machine, wall-mounted and enclosed gas boiler, radiator, double glazed window to the rear aspect and an opening to the utility area. The utility area benefits a radiator and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

Two double glazed windows to the rear aspect and a radiator.

BEDROOM TWO

Double glazed window to the front aspect and a radiator.

BATHROOM

Three piece suite comprising a vanity WC, vanity wash hand basin and P-shaped bath benefitting a mains shower with rainfall shower head. Part-boarded walls, radiator, recessed spotlights,

extractor fan and a double glazed window to the rear aspect.

EXTERNAL:

Front Driveway:

To the front is a large driveway allowing off-street parking for multiple vehicles along with a small paved seating area. There is a shared access pathway located between this property and the neighbouring property to allow pedestrian access to the rear gardens.

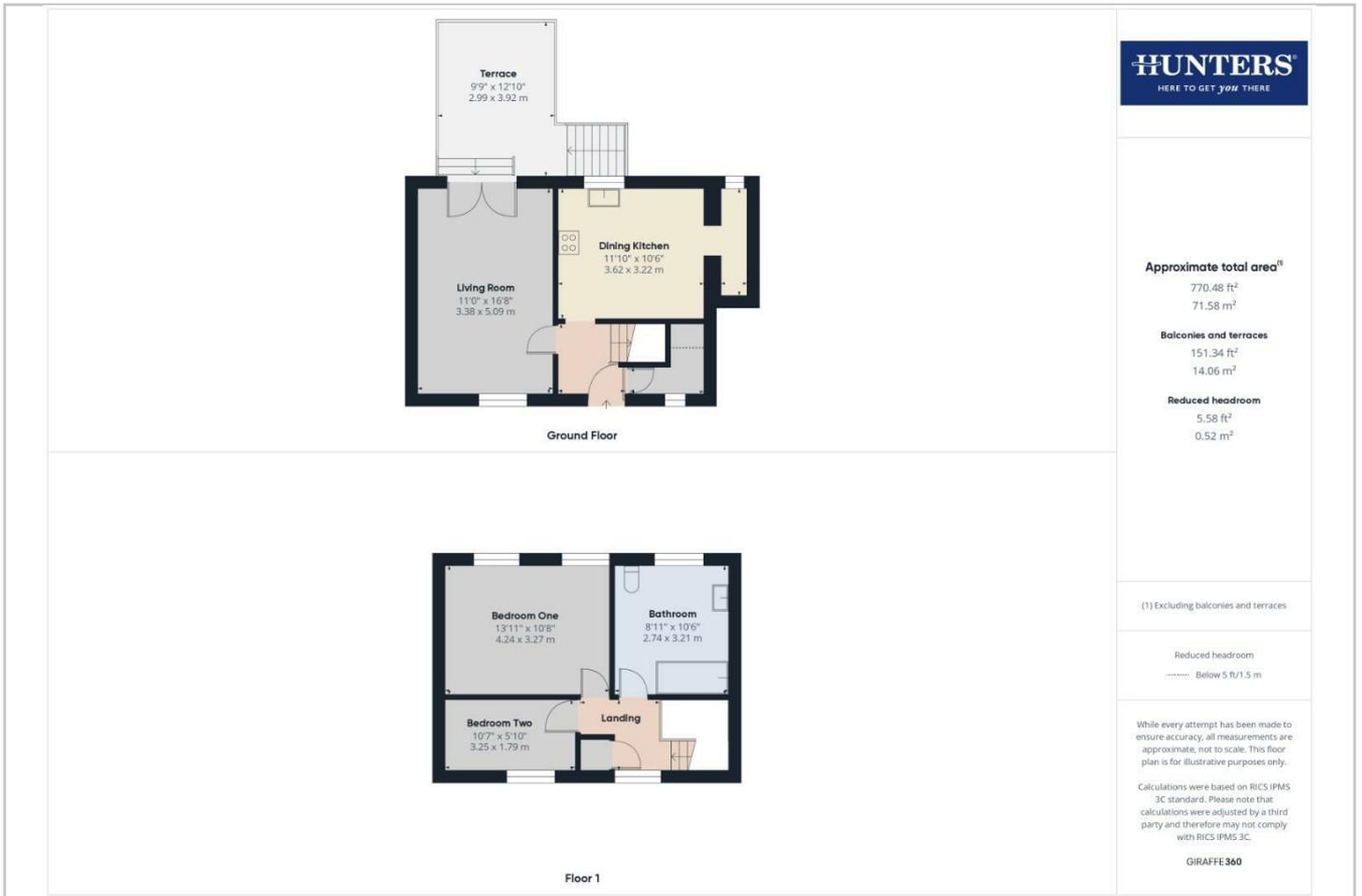
Rear Garden:

The rear garden benefits a raised terrace area directly outside the living room patio doors. Additionally there is a large lawned garden and a concrete hardstanding area with access into the outbuilding. The attached neighbouring property has a right of access over the pathway within the rear garden.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - swipes.period.disbelief

Floorplan







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Energy Efficiency Graph

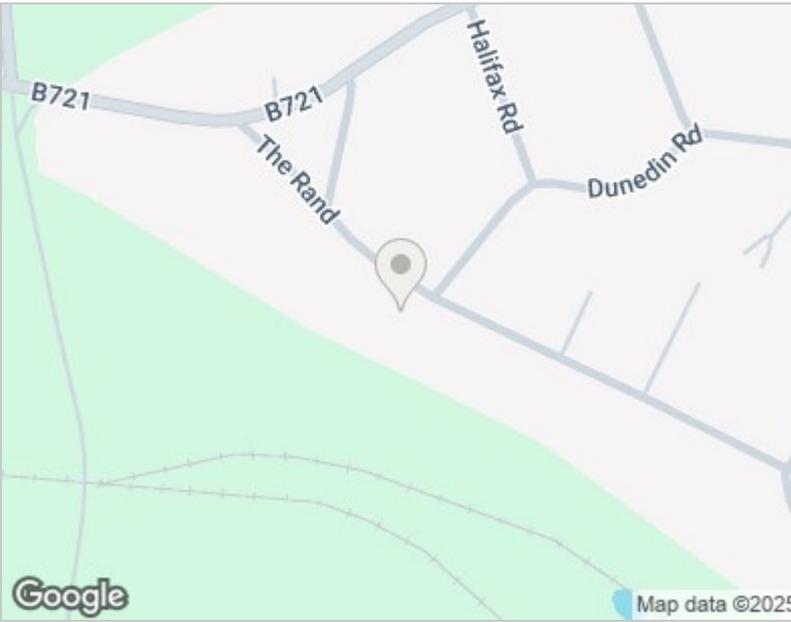
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our Hunters Southwest 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



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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