



Matheson Terrace

Annan, DG12 5EN

Offers Over £120,000



- Lovingly cared for Mid Link House situated in a popular area of Annan,
- Entrance Porch, Entrance Hallway,
- Dininig Kitchen,
- Central Heating, Double Glazing,
- No Onward Chain.
- 3 Double Bedrooms, Contemporary Shower Room,
- Living Room and Dining Room,
- Well Established Gardens,
- Well presented accommodation with scope to make your own,
- Energy Rating - D

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PROPERTY LAUNCH scheduled for Thursday 11th December between 3.00-4.00pm - Call Hunters today on 01387 245898 to arrange a viewing.

We are delighted to offer to the market this lovingly cared for Mid Link House, a perfect choice for first-time buyers, young families, and downsizers. Located in a popular area of Annan and boasting Three double bedrooms and a stylish shower room to the upper floor. The living and dining room provides an open plan style with each area having its defined space in addition to the dining kitchen. Externally low-maintenance, well established garden to the front and rear, make this property a highly appealing and practical option. Contact Hunters Annan today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, hallway, open-plan living room and, dining room, dining kitchen to the ground floor with a landing, three bedrooms and shower room to the first floor. Externally there is well established gardens to the front and rear. EPC - D 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

Entrance Porch

Approached through a double-glazed door and incorporating a double-glazed window.

Hallway

Incorporating radiator.

Living Room and Dining Room

A front-facing reception room with a window to the front elevation and radiator, leading through to the dining area with French doors opening into the rear garden and an additional radiator

Dining Kitchen

Incorporating a fitted with base and wall units with complementary work surfaces over, incorporating 4-ring hob with oven below and extractor above. Integrated washing machine, built-in storage space for a fridge and freezer, radiator, window and double-glazed door providing access to the rear garden.

First Floor

Landing

Incorporates a window to the rear elevation, built-in airing cupboard with radiator, and loft access.

Bedroom

Front-facing bedroom with window to the front elevation and radiator.

Bedroom

Rear-facing bedroom with double-glazed window to the rear elevation, radiator, and built-in storage cupboard.

Bedroom

Front-facing bedroom incorporating a double-glazed window to the front elevation, radiator, and built-in storage cupboard.

Shower Room

Contemporary in style, offering a walk-in electric shower with unglazed side panel, vanity sink unit with WC, heated towel rail, and window to the rear elevation.

Externally

The property is benefiting from an enclosed, shillied garden with gated pedestrian access to the front. To rear of the property is a well established and maintained rear garden with laid lawn, mature shrubbery and two garden shed.

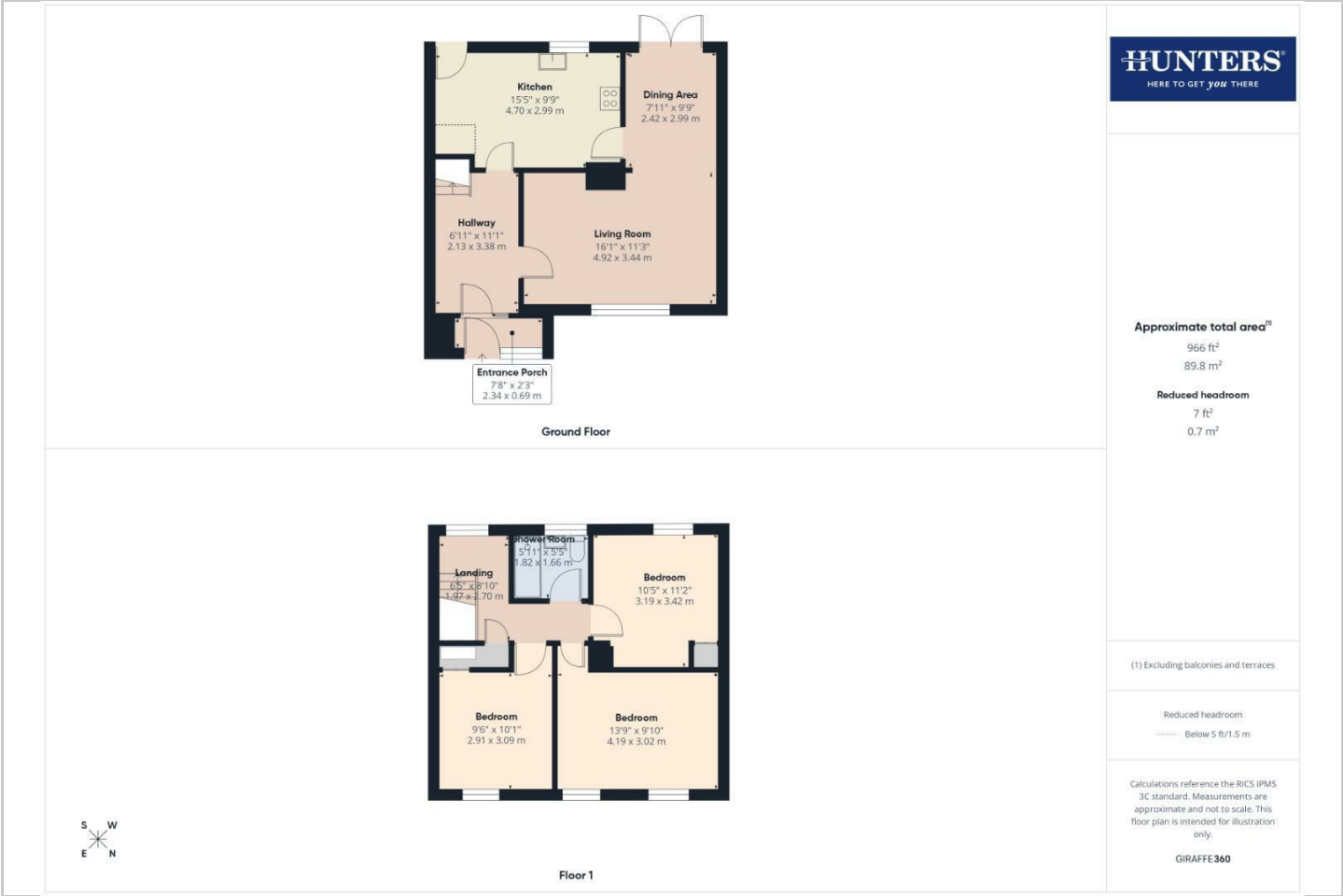
Home Report

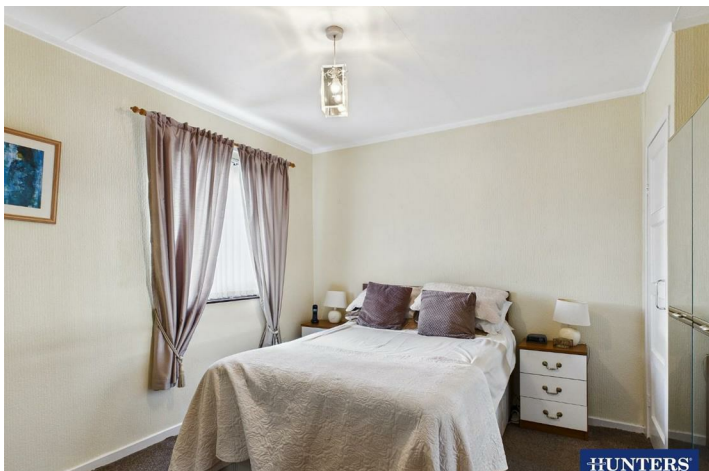
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

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.

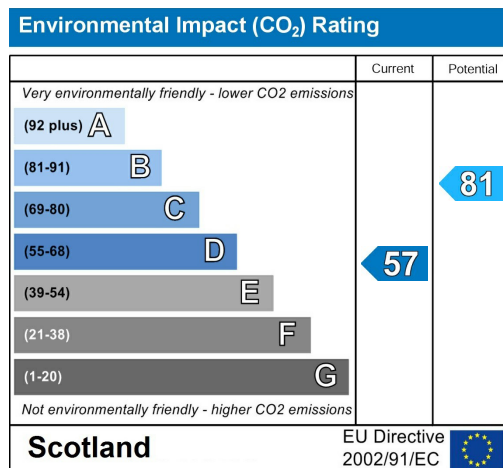
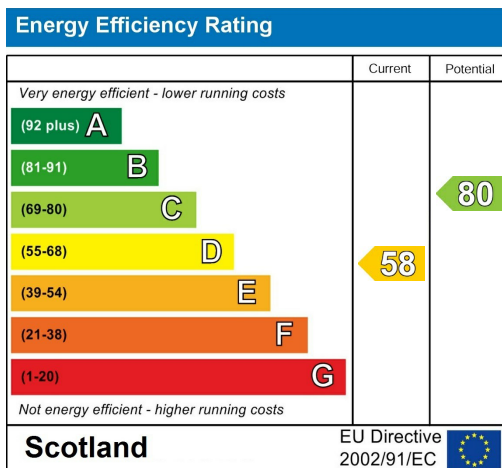
Floorplan







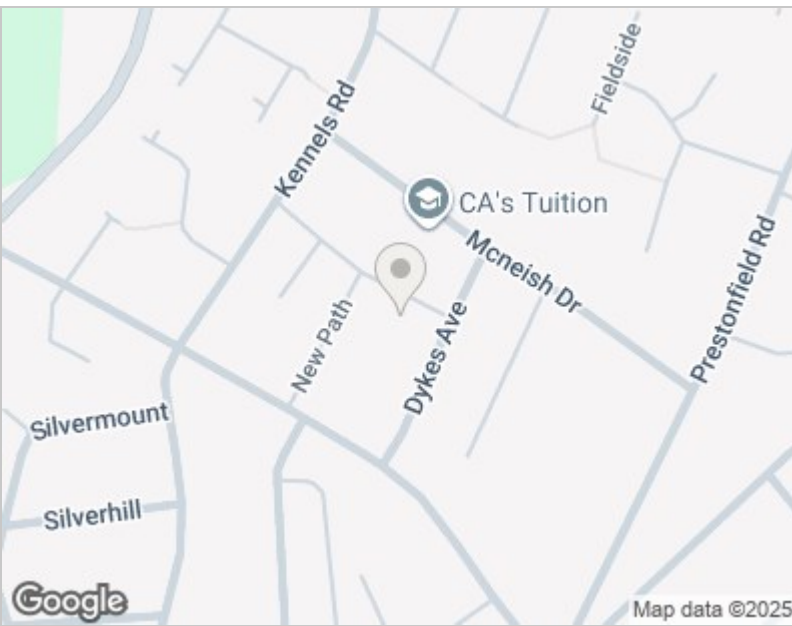
Energy Efficiency Graph



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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