



## Queensway

Annan, DG12 5JU

Offers Over £100,000



- No Onward Chain
- Nicely Presented with Scope to Personalise
- Large Kitchen with Garden Access
- Modern Family Bathroom
- On-Street Parking

- Mid-Terraced House
- Dual-Aspect Living/Dining Room
- Three Bedrooms
- Front & Rear Gardens
- EPC - D

# Queensway

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**\*\*VERBAL OFFER ACCEPTED\*\***

Offered with no onward chain, this nicely presented three bedroom mid-terraced house is a fantastic opportunity for first-time buyers, families, or investors alike. The property offers comfortable living with scope to personalise and features a bright, dual-aspect living/dining room and a large kitchen with direct access to the rear garden, ideal for day-to-day living, growing and entertaining. Upstairs, there are three bedrooms and a modern family bathroom. Externally, the home benefits from a low-maintenance front garden along with a generous enclosed rear garden with small brick outbuilding. Contact Hunters Annan today to schedule your viewing!

The accommodation, which has gas central heating via back boiler and double glazing throughout, briefly comprises an entrance hall, living/dining room, kitchen and hall to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there are gardens to the front and rear with on-street parking to the front. EPC - D and Council Tax Band - B.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within the town itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

Tel: 01387 245898

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living/dining room and stairs to the first floor landing.

### LIVING/DINING ROOM

19'8" x 10'5" (5.99m x 3.18m)

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator, wall-mounted gas fire with back boiler and an internal door to the kitchen. Measurements not including the recess.

### KITCHEN

11'11" x 10'9" (3.63m x 3.28m)

Fitted base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric oven, electric hob, extractor unit, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, radiator, double glazed window to the rear aspect, internal door to the hall and external door to the rear garden.

### HALL

8'7" x 5'10" (2.62m x 1.78m)

External door to the front garden and an under-stairs cupboard with double doors.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway and internal doors to three bedrooms and bathroom.

### BEDROOM ONE

12'9" x 11'5" (3.89m x 3.48m)

Double glazed window to the front aspect, radiator, fitted wardrobes and a built-in cupboard with double doors. Measurements to the maximum points and include the fitted wardrobes.

### BEDROOM TWO

13'5" x 8'0" (4.09m x 2.44m)

Double glazed window to the rear aspect and a radiator.

### BEDROOM THREE

11'4" x 5'10" (3.45m x 1.78m)

Double glazed window to the front aspect, radiator, built-in cupboard and an open over-stairs store.

## BATHROOM

8'7" x 5'7" (2.62m x 1.70m)

Three piece suite comprising a WC, pedestal wash basin and a bath with electric shower over. Part-boarded walls, radiator, extractor fan, loft-access point and an obscured double glazed window.

## EXTERNAL:

Front Garden:

Gravelled front garden with dwarf wall and access gate to the pavement.

Rear Garden:

Enclosed rear garden benefitting paved pathway with small paved seating area, lawned garden, brick outbuilding and an external cold water tap.

## WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - stripped.rewriting.camcorder

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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.

## HOMEREPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

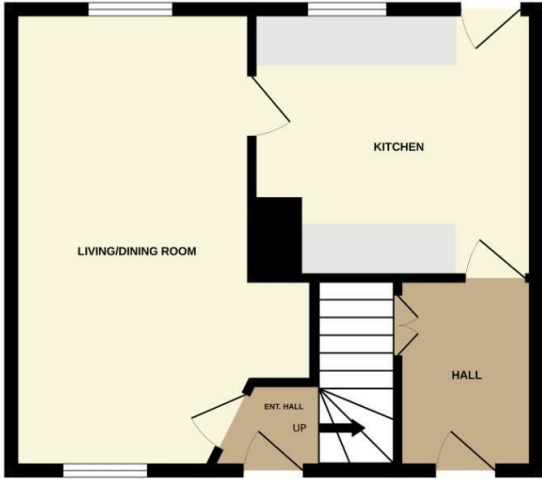
## PLEASE NOTE

We would like to advise prospective buyers the gated access into the neighbouring property is not for a right of access or right of way. Further information can be provided by your acting solicitor.



Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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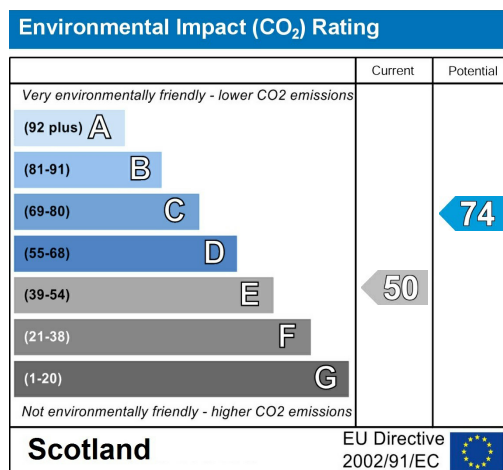
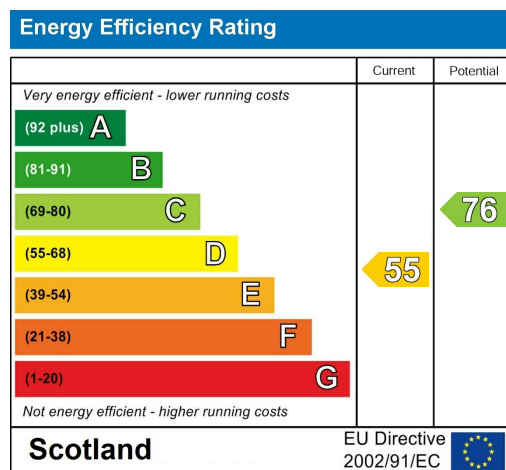








## Energy Efficiency Graph

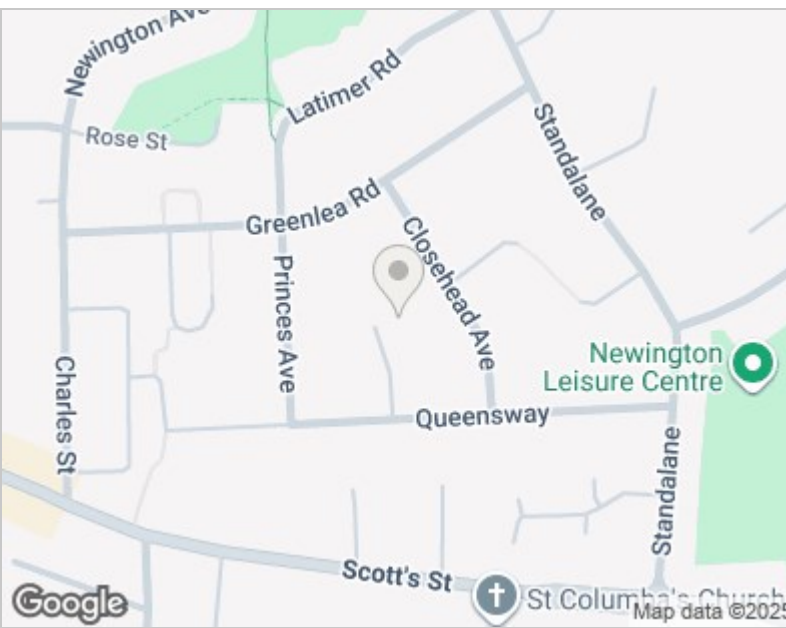


## Viewing

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





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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