



## Fieldside, , Annan, DG12 5HL

- Detached Bungalow situated in a peaceful cul-de-sac,
- Living Room, Dining Area
- Kitchen, Entrance Hallway,
- Generous front and rear garden,
- Well presented accommodation,
- 3 bedrooms, Modern Shower Room,
- Conservatory overlooking the rear garden,
- Driveway leading to garage,
- Central Heating and Double Glazing,
- Energy Rating - C.

**Offers Over £195,000**



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## DESCRIPTION

Tucked away nicely within a peaceful cul-de-sac, this three bedroom detached bungalow is well presented throughout with three good sized bedrooms, garage and a generous rear garden. The property is lovingly cared for and ready for a new owner to move in and make this property their own.

A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance hall, living room, opening into a dining area, conservatory, Kitchen, inner hall, three bedrooms and shower room internally. Externally the property has a garage, off road parking and front & rear gardens. EPC - C and Council Tax Band - D.

Conveniently situated within Annan just off Prestonfield Road, the bungalow enjoys excellent access to a wealth of local amenities and transport links. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport links 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.









## GROUND 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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### Viewings

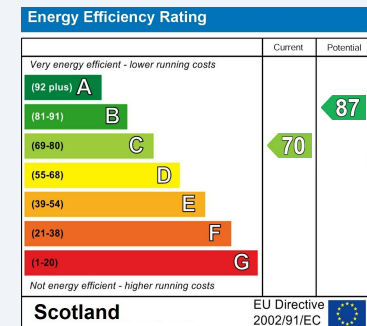
Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.