

HUNTERS®

HERE TO GET *you* THERE



The Green

Eastriggs, Annan, DG12 6NH

Offers Over £65,000



- Mid-Terrace Cottage
- Spacious Living Room
- Well-Proportioned Double Bedroom
- Low-Maintenance Rear Yard
- Electric Heating & Double Glazing

- Nicely Presented Throughout
- Bright Kitchen with Rear Yard Access
- Stylish Shower Room
- Ideal for First Time Buyers, Downsizers and Investors
- EPC - D

Tel: 01387 245898

The Green

Eastriggs, Annan, DG12 6NH

Offers Over £65,000



This charming one-bedroom cottage, offered to the market with no onward chain, is nicely presented and ideally situated in the heart of Eastriggs. Boasting a spacious living room, a well-proportioned double bedroom, a bright kitchen with direct access to the rear yard and a stylish shower room, this delightful home is perfect for a variety of buyers. Whether you're a first-time buyer, downsizer, or investor, this property offers both comfort and convenience. Contact Hunters today to arrange your viewing!

The accommodation, which has electric heating and double glazing throughout, briefly comprises a living room, hallway, bedroom, kitchen and shower room internally. Externally there is a small rear yard and on-street parking. EPC - D and Council Tax Band - A.

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:

LIVING ROOM

14'0" x 10'6" (4.27m x 3.20m)

Entrance door from the front, internal door to the hallway, electric heater and a double glazed window to the front aspect.

HALLWAY

12'2" x 3'4" (3.71m x 1.02m)

Internal doors to the bedroom, kitchen and shower room, electric heater and a loft-access point.

KITCHEN

8'0" x 6'11" (2.44m x 2.11m)

Fitted base and wall units with worksurfaces and tiled splashbacks above Freestanding cooker, extractor fan, space and plumbing for a washing machine,

BEDROOM

10'8" x 8'11" (3.25m x 2.72m)

Double glazed window to the rear aspect and an electric heater.

SHOWER ROOM

6'11" x 5'7" (2.11m x 1.70m)

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower. Part-boarded walls, electric chrome towel radiator and an extractor fan.

EXTERNAL

Small yard area to the rear. On-street parking.

WHAT3WORDS

For the location of this property please visit the W h a t 3 W o r d s A p p a n d e n t e r - suffix.pausing.narrating

AML DISCLOSURE

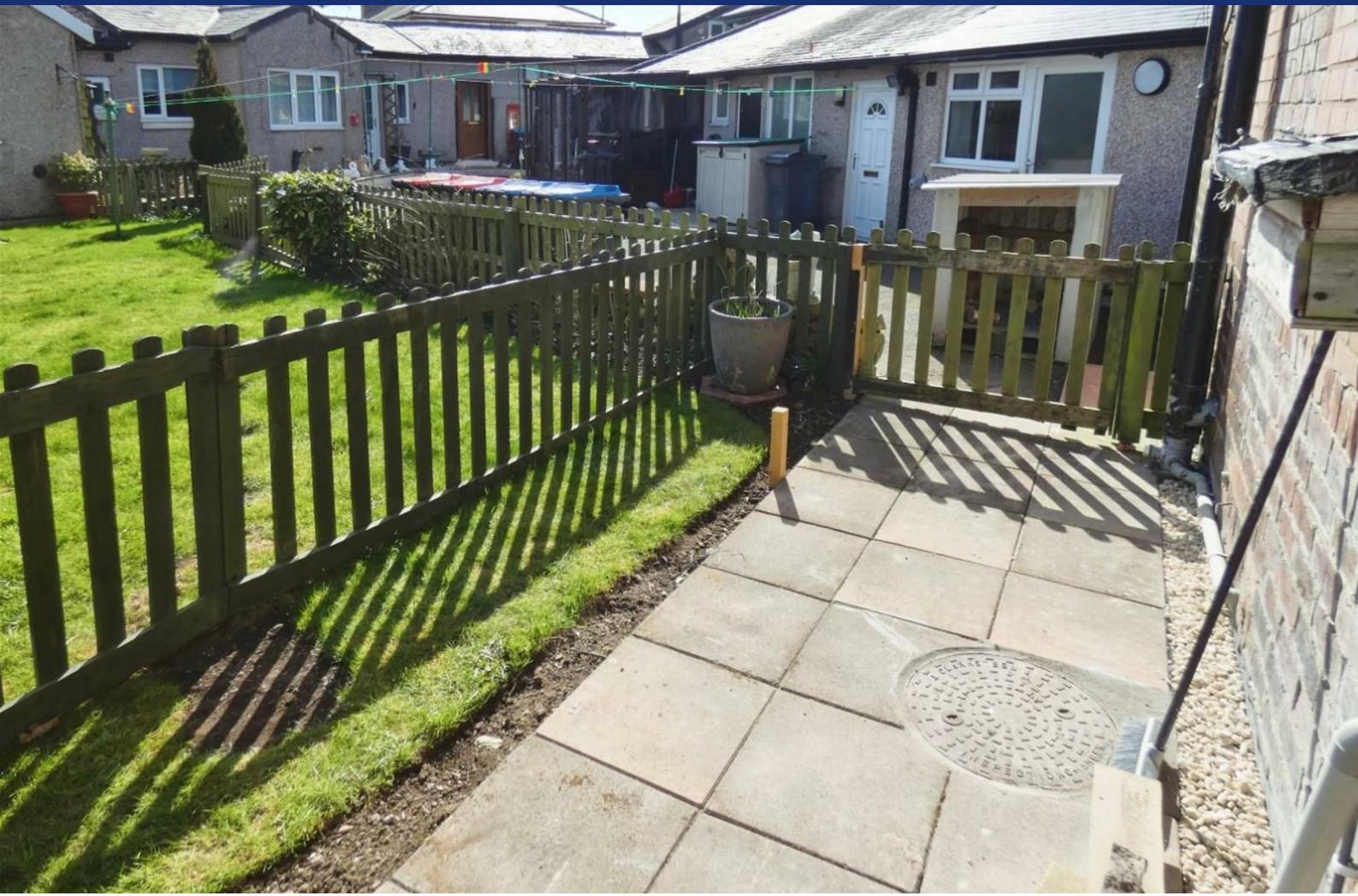
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to

the issuing of a memorandum of sale on the property you are seeking to buy.

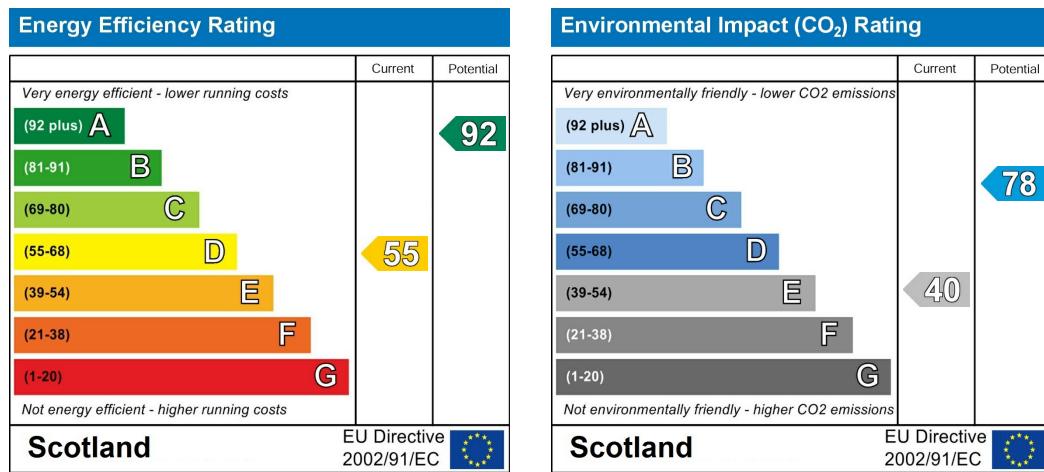
Floorplan







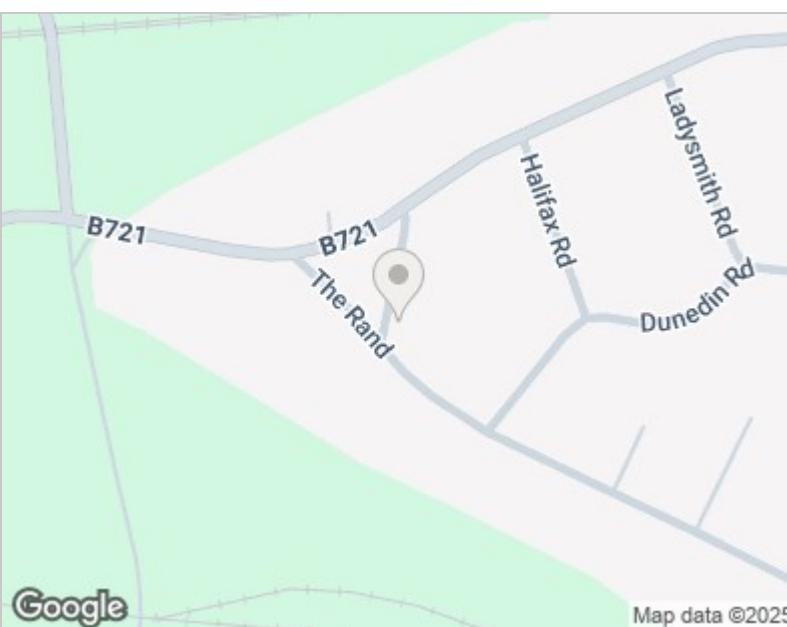
Energy Efficiency Graph



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



Map data ©2025 Google. Imagery ©2025 Infoterra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

