



Riverview, 8 Port Street, Annan
DG12 6BF

Offers Over £185,000



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Riverview, 8 Port Street, Annan

DESCRIPTION

This substantial five bedroom, three storey townhouse within the Heart of Annan provides a wonderful opportunity for flexible and spacious living. Enjoying an elevated position with beautiful views towards the River Annan, the property would be suited for young and growing families alike. Viewing comes highly recommended to appreciate.

The three storey accommodation briefly comprises hallway, living room, dining room, kitchen, conservatory, utility room and shower room to the ground floor. Upstairs on the first floor is a split level landing which comprises 3 bedrooms and a family bathroom and then on the second floor a further 2 bedrooms one with an en suite shower room. Externally the property has an enclosed and low-maintenance rear garden with potential for parking. EPC - D and Council Tax Band - C.

Located in the heart of Annan, the property enjoys excellent access to a wealth of amenities. Within Annan itself you have an array of local 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.



ROOMS

HALLWAY

Entrance door from the front with internal doors to the living room, dining room, kitchen, utility room and shower room. Stairs to the first floor with under stairs storage cupboard. Radiator.

LIVING ROOM

Spacious, bright, dual aspect living room complete with decorative tiled fireplace with marble hearth and electric fire. Single glazed window to the front aspect with secondary glazing. Double glazed window to the rear aspect. Radiator.

DINING ROOM

Large dining room complete with multi-fuel stove set on a brick hearth with brick surround. Single glazed window to the front aspect with secondary glazing. Double glazed window to the side with double glazing and additional secondary glazing. Internal door to the kitchen.

KITCHEN

Modern shaker style kitchen complete with a range of fitted base, wall and drawer units with complimentary worksurfaces above. For cooking there is an eye-level electric double oven with gas hob with electric extractor unit over. One and a half bowl sink with mixer tap, dishwasher. Double glazed window to the rear aspect. Radiator.

CONSERVATORY

Overlooking the rear garden and stunning views beyond. Double glazed windows to three sides. Radiator.

UTILITY ROOM

Space/plumbing for washing machine. Storage cupboard with wall mounted gas combi boiler above. Clothes pulley attached to the ceiling. External uPVC door to the rear garden.

SHOWER ROOM

White three piece suite comprising WC, wash hand basin and shower enclosure with mains shower. Radiator and obscured double glazed window.

FIRST FLOOR LANDING

Split-level landing with stairs up from the ground floor and stairs to the second floor. Doors to three bedrooms, bathroom and storage/airing cupboard. Single glazed skylight.

BEDROOM ONE

Single glazed window to the front aspect with secondary glazing. Double glazed window to the rear aspect with built in window seat. Fitted wardrobes and radiator.

BEDROOM TWO

Single glazed windows to the front and side aspect both with secondary glazing. Radiator.

BEDROOM THREE

Double glazed window to the rear aspect, radiator.

BATHROOM

White three piece bathroom suite comprising WC, wash hand basin and bath with mixer tap and hand shower attachment. Radiator and double glazed window to the rear aspect.

SECOND FLOOR LANDING

Split-level landing with stairs up from the first floor. Doors to two bedrooms. Double glazed window to the front aspect. Loft access hatch.

BEDROOM FOUR

Double glazed window to the front aspect, radiator, internal door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece en-suite comprising WC, wash hand basin and corner shower enclosure with mains shower. Chrome towel rail and extractor fan.

BEDROOM FIVE

Double glazed window to the front aspect, radiator and fitted wardrobes.

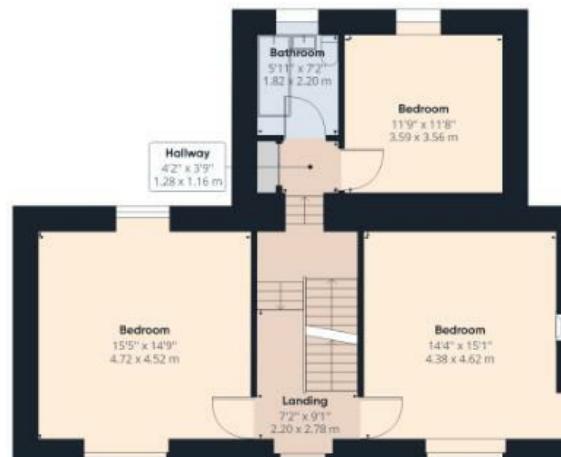
EXTERNAL

To the rear of the property is a well sized low-maintenance shillied garden enjoying beautiful views toward the River Annan and beyond fields. Side access gate with additional double gates. The double gates provide the opportunity to allow for off-street parking. Outside cold water tap and electricity socket.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - survey.mixes.voting





Approximate total area⁽¹⁾

2210.89 ft²

205.40 m²

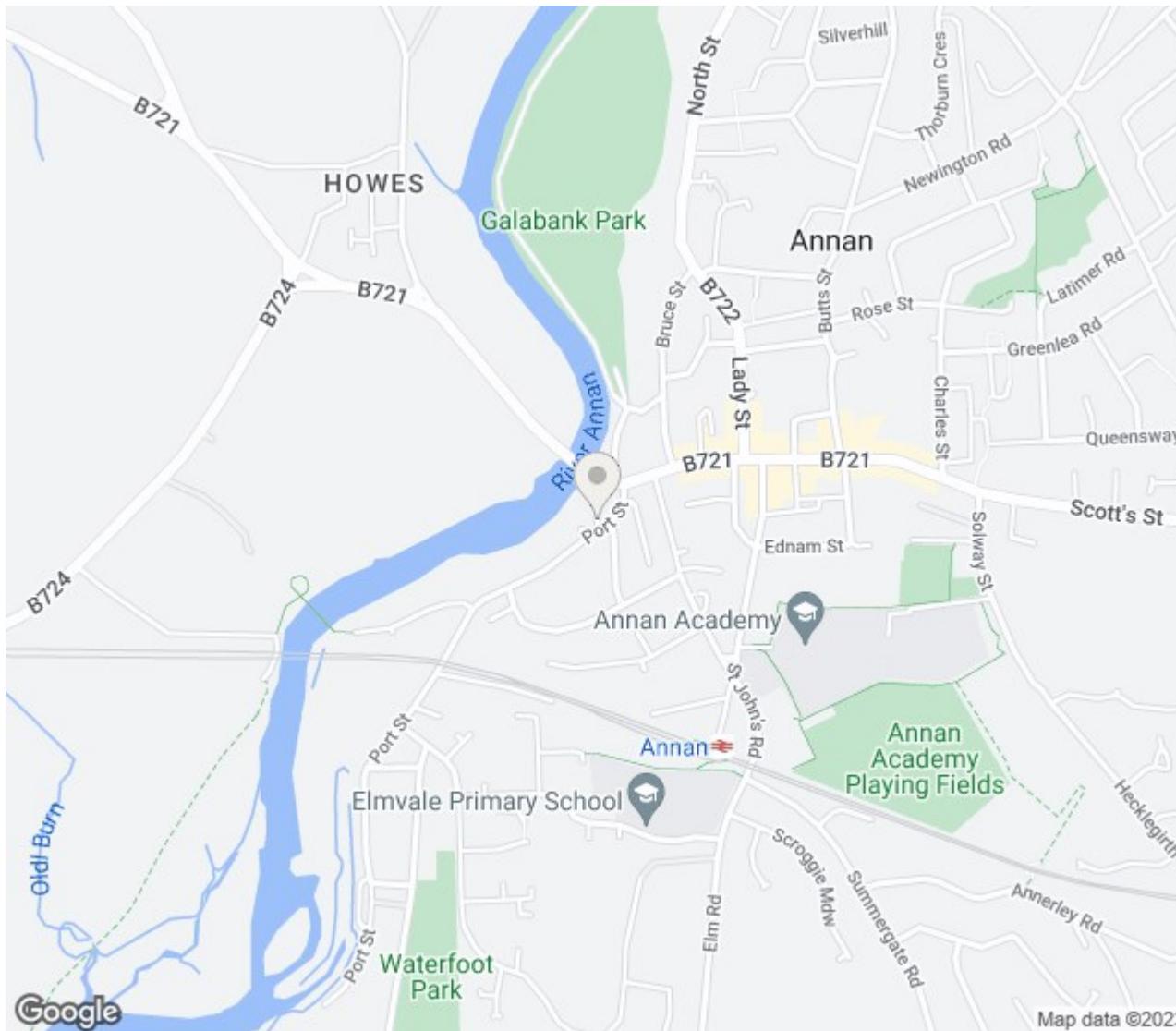


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2010/31/EU	

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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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.

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