



Hillend Gardens, Annan
, DG12 6HQ

Offers Over £125,000



Hillend Gardens, Annan

DESCRIPTION

This Beautifully Situated and Modernised property is perfect for a growing family, boasting 4 Double Bedrooms and a fantastic rear garden with a beautiful open aspect - it truly must be seen to be appreciated. Contact Hunters Today!

The accommodation is deceptively spacious with a walk in condition briefly comprising of Entrance Hall, Hallway, Living Room, Dining Kitchen, Rear Hall, Cloakroom/WC, 4 Double Bedrooms and Bathroom. The property is benefiting from Central Heating, Double Glazing, Well Established Side and Rear Gardens. Energy Rating - B. Council Tax Band- C.

Located to the outskirts of Annan, the property enjoys excellent access to a wealth of amenities. Within Annan itself you have an array of nurseries/schools, 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.

A viewing is imperative to fully appreciate the property, the location and situation.



ROOMS

Ground Floor

Entrance Hall

Approached through external door incorporating low-level meter cupboard.

Hallway

Incorporating window to the side elevation and radiator.

Living Room

Rear facing reception room incorporating radiator, window overlooking the garden and the beautiful rear aspect.

Kitchen

Contemporary fitted base units with complimentary worksurface over, free standing cooker, plumbing for a washing machine, sink unit, walk in larder cupboard and walk in storage cupboard. Dual aspect with window to the rear and side elevation, radiator.

Rear Hall

Incorporating radiator and double glazed door leading into the rear garden.

Cloakroom/WC

Incorporating wash hand basin, WC, window and radiator.

First Floor

Landing

Bedroom 1

Rear facing bedroom with window to the rear elevation and radiator.

Bedroom 2

Rear facing bedroom with window to the rear elevation, built in wadrobes and radiator.

Bedroom 3

Front facing bedroom with window to the front elevation, loft access and radiator.

Bedroom 4

Side facing bedroom with window to the side elevation and radiator.

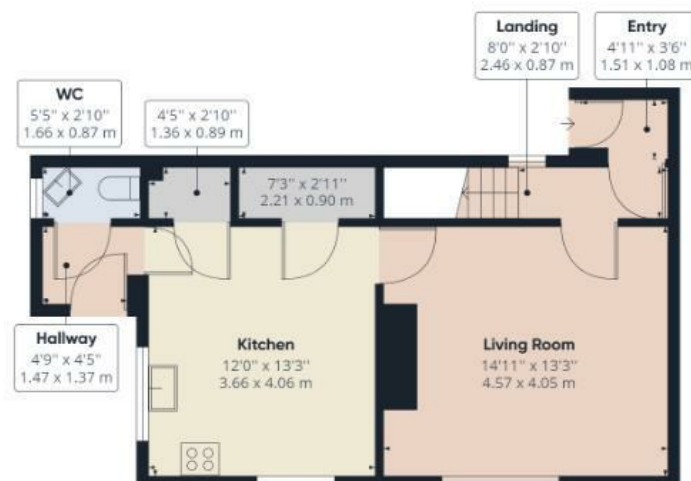
Bathroom

Modern bathroom suite comprising of panelled bath with water fall shower, vanity sink unt, WC, window and heated towel rail.

Garden

The property is boasting mature ,well established gardens laid to lawn with mature shrubbery, paved patio sitting area and



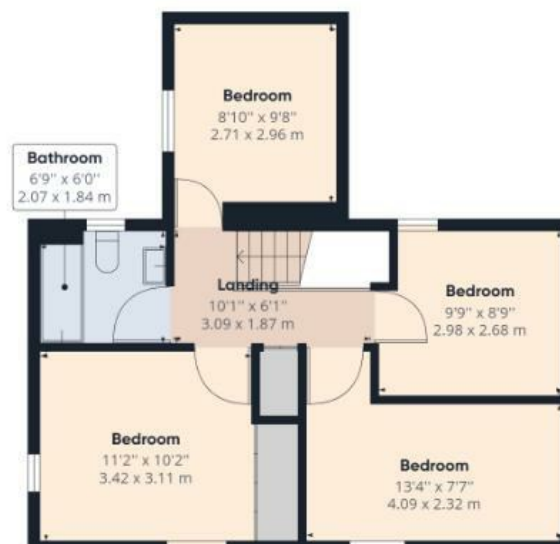


Ground Floor

Approximate total area⁽¹⁾

997.98 ft²

92.72 m²

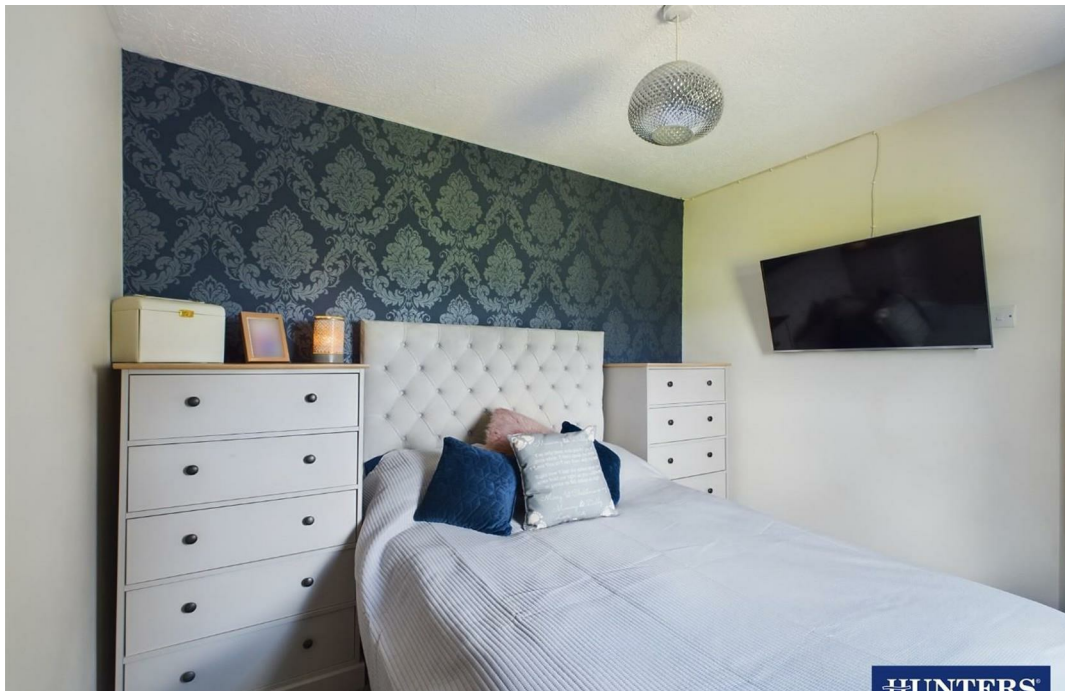


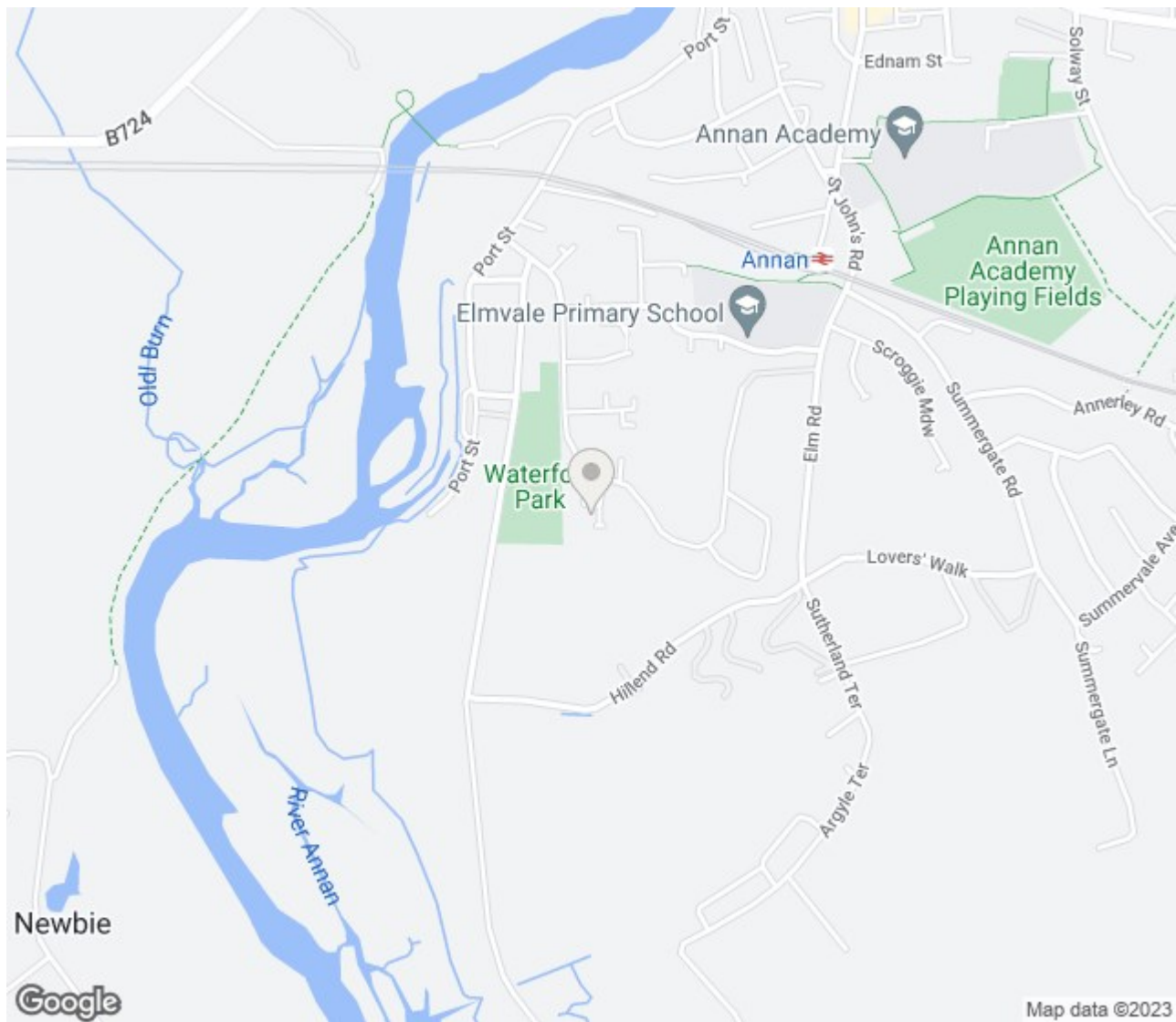
Floor 1

(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.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

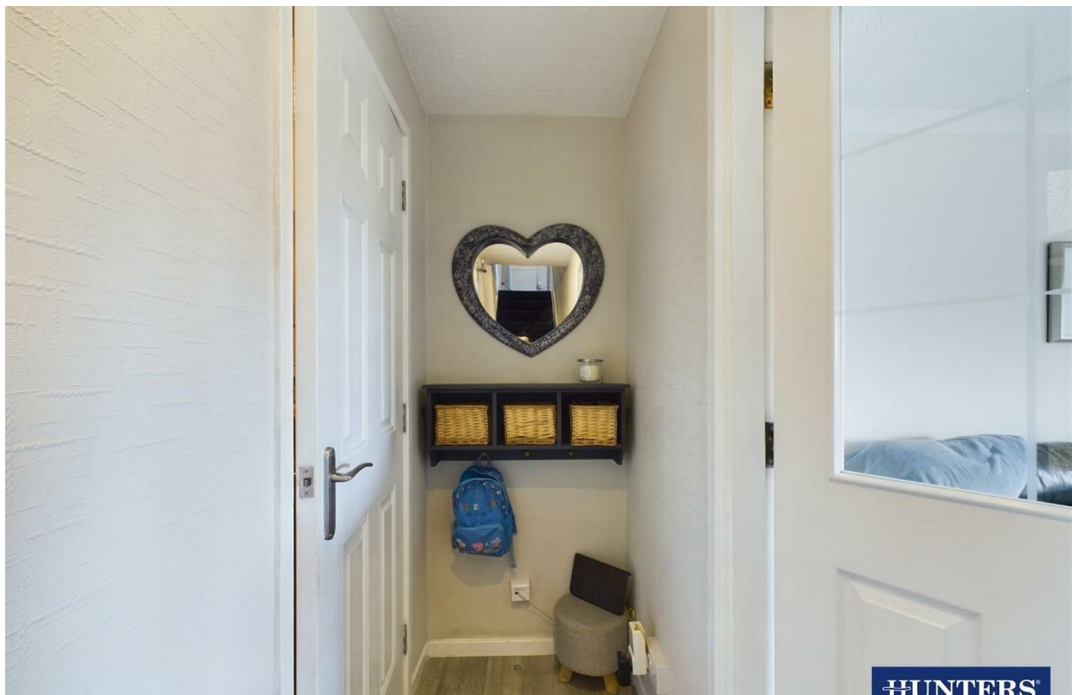
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Thinking of Selling?

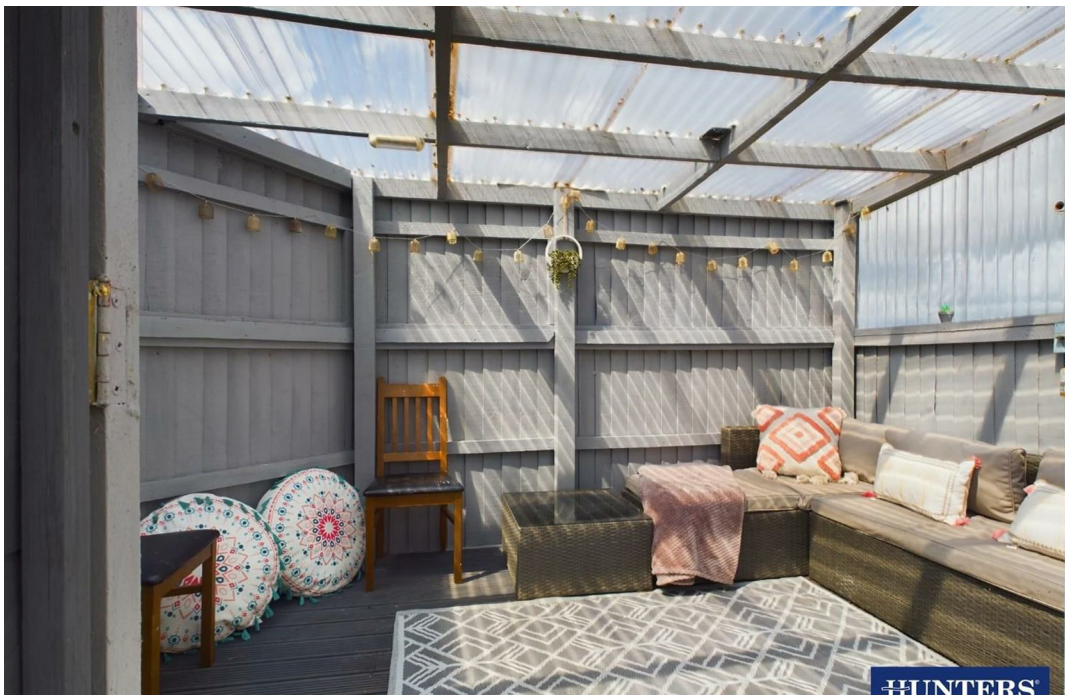
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Bridgend, High Street, Annan | 01387 245 898 | centralhub@hunters.com

HUNTERS®
HERE TO GET *you* THERE



HUNTERS



HUNTERS



HUNTERS



HUNTERS

HUNTERS
HERE TO GET *you* THERE



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.

HUNTERS®

HUNTERS®
HERE TO GET *you* THERE