



Silverlaw Crescent

Annan, DG12 5EH

Guide Price £115,000



- Mid-Terrace House
- Immaculately Presented Throughout
- Modern Kitchen Diner
- Contemporary Family Bathroom
- Off-Road Parking
- Situated Centrally within Annan
- Spacious Living Room with French Doors
- Three Good-Sized Bedrooms
- Landscaped & Low-Maintenance Rear Garden
- EPC - C

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This three bedroom mid-terrace home is offered to the market in an immaculate condition throughout and is ready for the new owners to move straight in. Ideally situated within walking distance to a range of amenities including Newington Primary School, the property boasts some great features including off-road parking, low-maintenance gardens and a modern interior, making this an excellent choice property for those searching for their first home, family home or investment. A viewing is imperative to appreciate the peaceful location, quality of accommodation and what a wonderful home this property will make.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room and kitchen diner to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally there is a rear garden, front garden and off-road parking. EPC - C 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.

ENTRANCE HALL

Entrance door from the front, internal door to the living room, stairs to the first floor landing and a double glazed window to the front aspect.

LIVING ROOM

19'5" x 11'4" (5.92m x 3.45m)

Double glazed window to the front aspect, double glazed French doors to the rear garden, internal door to the kitchen diner, radiator and a designer vertical radiator. Measurements to the maximum points.

KITCHEN DINER

19'5" x 8'1" (5.92m x 2.46m)

Fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a tumble drier, space for a fridge freezer, radiator, external door to the side passageway, double glazed window to the rear aspect and a double glazed window to the front aspect. Measurements to the maximum points.

LANDING

Stairs up from the ground floor, internal doors to three bedrooms and bathroom, built-in cupboard housing the wall-mounted gas boiler, loft access point and a double glazed window to the rear aspect.

BEDROOM ONE

13'8" x 9'7" (4.17m x 2.92m)

Double glazed window to the front aspect, radiator and a built-in cupboard.

BEDROOM TWO

11'7" x 9'1" (3.53m x 2.77m)

Double glazed window to the front aspect, radiator and two built-in cupboards.

BEDROOM THREE

8'7" x 7'11" (2.62m x 2.41m)

Double glazed window to the rear aspect, radiator and a built-in cupboard.

BATHROOM

6'6" x 5'4" (1.98m x 1.63m)

Three piece suite comprising a WC, vanity wash hand basin and P-shaped bath benefitting a mains shower with rainfall shower head. Fully-boarded walls, chrome towel radiator, extractor fan and an obscured double glazed window.

EXTERNAL

Front:

A generous concrete hardstanding area allowing off-road parking for two vehicles, with a pathway towards the front door and a gravelled garden area. An additional shared pathway with gate allows access through the passageway to the rear gardens.

Rear:

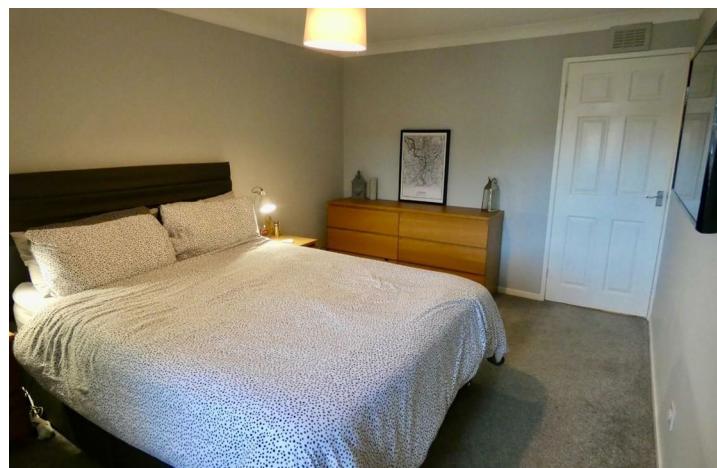
Enclosed rear garden benefitting a large paved seating area directly outside the living room French doors, an area of artificial lawn, timber garden shed and an additional brick-built store.

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 - fronted.accusing.iteration](https://what3words.com/app/and/center-fronted.accusing.iteration)

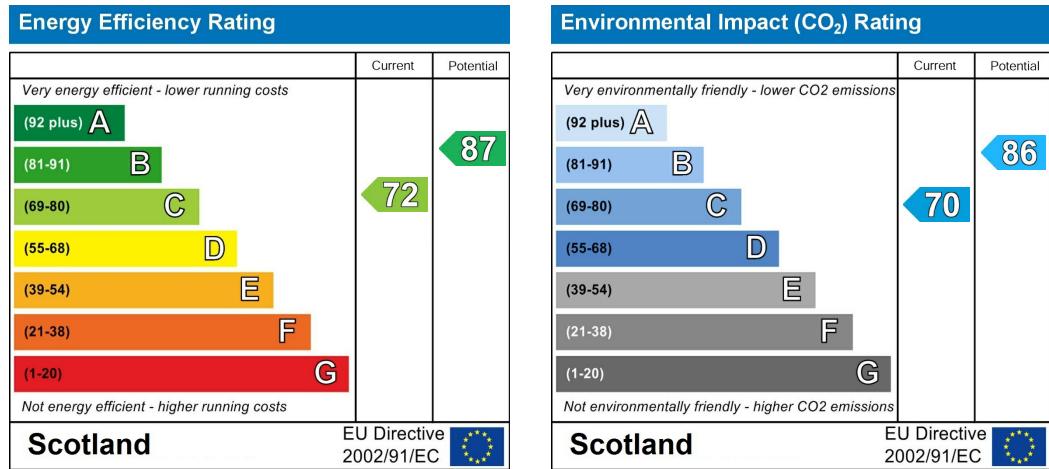
Floorplan







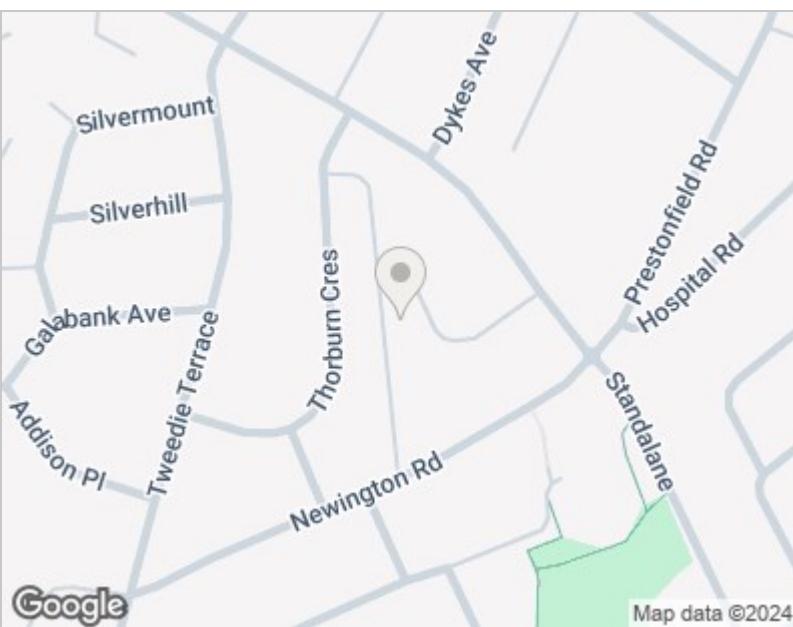
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 01387 245898



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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