



The Ridge

Eastriggs, Annan, DG12 6NR

Offers Over £215,000



- Substantial Semi-Detached House
- Spacious Open-Plan Living & Dining Room
- Modern High-Gloss Kitchen with Central Island & Breakfast Bar
- Bathroom with Separate WC
- Off-Street Parking & Large Attached Garage
- Immaculately Presented Throughout
- Versatile Third Reception, Ideal as Sitting Room, Playroom or Home Office
- Three Double Bedrooms, All with Fitted Wardrobes/Cupboards
- Generous Rear Garden with Lawn & Borders
- EPC - C

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Property launch on Wednesday 11th March between 3:30pm - 5pm, please contact Hunters to schedule your private viewing.

Immaculately presented and offering generous, versatile accommodation throughout, this impressive three-reception, three double-bedroom semi-detached home with gardens and a garage is an excellent purchase for a wide range of buyers. The heart of the home is the stunning kitchen, complete with a central island and breakfast bar, perfectly suited to modern living and entertaining. Further highlights include a spacious open-plan living and dining room, a flexible second reception room ideal as a sitting room, playroom or home office, and three well-proportioned double bedrooms, each benefiting from fitted wardrobes/storage. A large three-piece bathroom is complemented by the added practicality of a separate WC. Outside, the property enjoys a generous rear garden with a neat lawn, established borders and a greenhouse, along with dedicated off-road parking. A viewing is highly recommended to appreciate the excellent space, finish and overall appeal of this fantastic home.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the side driveway, internal doors to the sitting room, dining room and kitchen, stairs to the first floor landing with an under-stairs store, and a radiator.

SITTING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, and a radiator.

DINING ROOM

Double glazed window to the rear aspect, radiator, and an opening to the living room.

LIVING ROOM

Double glazed window to the front aspect, radiator, and a wall-mounted electric fire.

KITCHEN

Modern fitted kitchen with central island and breakfast bar, comprising a range of high-gloss base, wall, drawer and larder units with worksurfaces and tiled splashbacks above. Freestanding electric range cooker with gas burners, extractor unit, integrated fridge freezer, washing machine, dishwasher, one-bowl sink with mixer tap, recessed spotlights, under-counter lighting, double glazed window to the side aspect, double glazed window to the rear aspect, radiator, and an internal door to the rear hall.

REAR HALL

Part-tiled flooring, external door to the rear garden, and internal doors to the WC/cloakroom and garage.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Fully-tiled walls, tiled flooring, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, bathroom and WC, and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed window to the front aspect, radiator, and two fitted wardrobes with dressing table between.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and two fitted wardrobes with dressing table between.

BEDROOM THREE

Double glazed window to the front aspect, radiator, and a fitted cupboard with triple sliding doors.

BATHROOM

Comprising a pedestal wash basin, bathtub, and a shower enclosure with electric shower unit. Part-tiled walls, radiator, built-in cupboard, and an obscured double glazed window. The built-in cupboard includes the water cylinder internally.

WC

Two piece suite comprising a WC and wall-mounted wash hand basin. Part-tiled walls, recessed spotlights, and an obscured double glazed window.

EXTERNAL:

Front Garden & Shared Driveway:

To the front of the property is a low-maintenance garden with borders, along with a shared gravelled driveway which extends to the side of the property.

Rear Garden:

To the rear of the property is a large garden, benefitting a concrete parking area with double gates from the shared driveway, along with a lawned garden with mature borders and trees, and a low-maintenance gravelled area. Additionally, the rear garden includes a large greenhouse, timber garden shed, external cold water tap, and an external electricity socket.

GARAGE

Attached garage including an electric roller garage door, internal door from the rear hall, wall-mounted gas boiler, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - clerk.stretcher.strongman

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

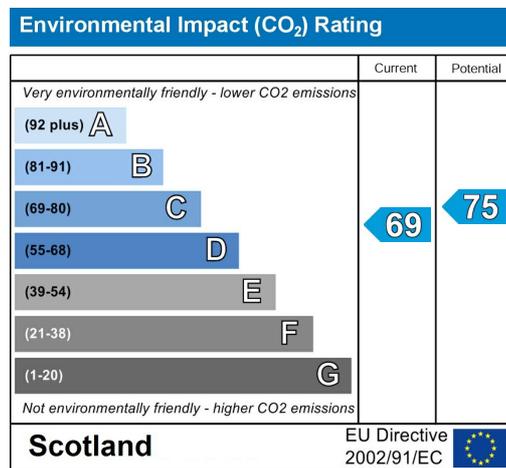
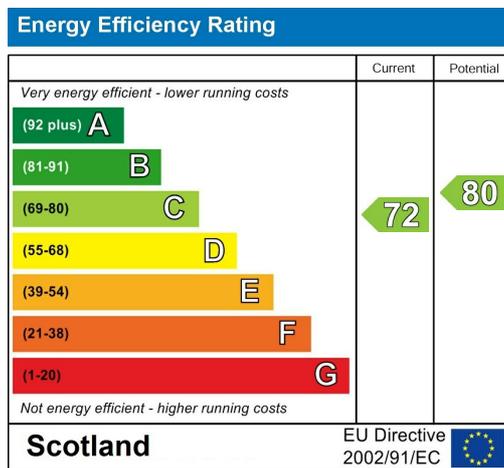
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET YOU THERE

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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