



## Riverside Gardens

Brydekirk, DG12 5LH

Offers Over £260,000



- Detached Bungalow with Generous Living Space
- Bright Living Room with Cosy Gas Fireplace
- Three Double Bedrooms with Master En-Suite & Fitted Wardrobes
- Landscaped Rear Garden, Perfect for Entertaining and Relaxation
- Semi-Rural Village Location on the Banks of the River Annan
- EPC - D
- Elevated Position with a Beautiful & Private Rear Garden
- Stylish Dining Kitchen with Patio Doors
- Well-Appointed Family Bathroom
- Ample Off-Street Parking and a Large Detached Garage

# Riverside Gardens

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Set in an elevated position with pleasant views over the development, a beautiful private rear garden, this detached three-bedroom bungalow combines generous space with superb presentation, making it ideal for a wide variety of buyers. The bright and welcoming living room features a cosy gas fireplace and opens via double doors into a stylish dining kitchen, creating a perfect flow for both everyday living and entertaining. There are three well-proportioned double bedrooms, including a master with en-suite and fitted wardrobes, plus a well-appointed family bathroom. Outside, the rear garden has been thoughtfully landscaped to create a tranquil and secluded haven, perfect for summer gatherings or peaceful relaxation. A generous driveway provides off-street parking for up to three vehicles, while the large detached garage offers excellent space for further parking or storage. A viewing comes highly recommended, contact Hunters Annan today to secure your viewing.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, dining kitchen, three bedrooms, master en-suite and family bathroom internally. Externally there are gardens to the front and rear, off-street parking and a detached garage. EPC - D and Council Tax Band - E.

Nestled on the tranquil banks of the River Annan, the delightful village of Brydekirk offers a peaceful rural setting with a true sense of community. Surrounded by rolling countryside and scenic riverside walks, it's a haven for those who love the outdoors. The village itself benefits from a well-regarded primary school and a charming church, while the nearby town of Annan, just a few minutes' drive away, provides a wide choice of shops, supermarkets, schools, bars, and restaurants. Excellent transport links make Brydekirk an attractive choice for commuters, with a regular bus service passing through the village and the A74(M) accessible in under ten minutes at Kirtlebridge (J19) or Ecclefechan (J20). Whether you're seeking a slower pace of life or easy connections to surrounding towns and cities, Brydekirk offers the best of both worlds.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and a radiator.

### HALLWAY

Internal doors to the living room, dining kitchen, three bedrooms and bathroom, radiator, loft-access point and two built-in cupboards. We have been advised the loft includes part-boarding.

### LIVING ROOM

Double glazed window to the front aspect, radiator, double doors to the dining kitchen and a fireplace with a gas fire.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and display units with matching worksurfaces and upstands above. Integrated eye-level electric oven, gas hob, integrated fridge, extractor unit, washing machine, dishwasher, under-counter freezer, recessed spotlights, radiator, built-in cupboard housing the freestanding oil boiler, double glazed window to the rear aspect, double glazed patio doors to the rear garden and an external door to the rear garden.

### MASTER BEDROOM & EN-SUITE

#### Master Bedroom:

Double glazed window to the rear aspect, radiator, fitted wardrobes and an internal door to the en-suite.

#### En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower. Part-boarded and part-tiled walls, tiled flooring, radiator, extractor fan and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the front aspect and a radiator.

### BEDROOM THREE

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

### BATHROOM

Four piece suite comprising a combination WC and wash basin vanity unit, bathtub and shower enclosure with electric shower unit. Part-tiled walls, tiled flooring, extractor fan and an obscured double glazed window.

### EXTERNAL:

#### Front Garden & Driveway:

To the front of the property is a lawned garden with a paved pathway from the driveway to the front door. The

tarmac driveway extends the side of the property, allowing off-street parking for two/three vehicles, with access from the driveway into the garage and a side gate to the rear garden.

#### Rear Garden:

To the rear of the property is a private, established and nicely landscaped garden, benefitting a paved seating area, gravelled garden area, tiered mature borders, external cold water tap, external electricity sockets and pedestrian access door into the garage.

### GARAGE

Electric sectional garage door, pedestrian access door, power and lighting.

### WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - mealtime.riper.scrolled

### AML DISLCOSURE

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.

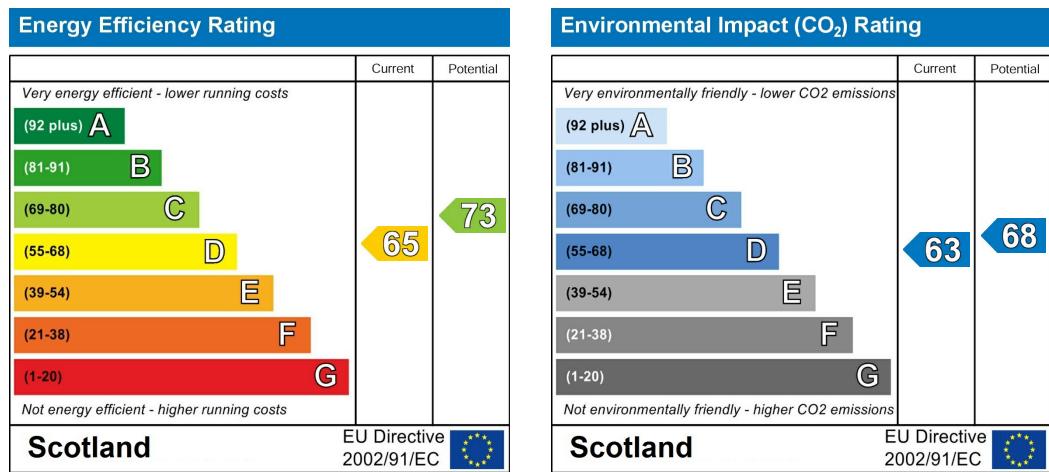
## Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 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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