

# HUNTERS®

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## Lakeview

Powfoot, Annan, DG12 5PG

Offers Over £180,000



- Handsome Red-Brick Family Home in the Grade-B Lakeview Terrace
- Spacious Bay-Fronted Living Room with Wood-Burning Stove
- Four Good-Sized Bedrooms
- Large Rear Garden with Lawn & Summerhouse
- Oil-Fired Central Heating & Double Glazing
- Sought After Village of Powfoot, Moments from the Solway Coast
- Contemporary Kitchen with Adjoining Versatile Dining Room
- Modern Family Shower Room
- On-Street Parking with Potential Parking to the Rear
- EPC - D

Tel: 01387 245898

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Property launch on Thursday 5th March between 1:30pm - 3:30pm, please contact Hunters to schedule your private viewing.

Situated moments from the Solway Coast within the sought-after village of Powfoot, this two-reception, four-bedroom mid-terraced home offers a fantastic opportunity to create a warm and lasting family home. The Grade B-listed Lakeview terrace is a stunning curved row of red-brick properties, finished with ornate red terracotta bands and enjoying a lovely open outlook over surrounding fields, with woodland beyond. Internally, the home features a spacious bay-fronted living room with a feature fireplace and wood-burning stove, a contemporary fitted kitchen with a versatile adjoining dining area, and a convenient rear hall with WC/cloakroom facilities. Upstairs, there are four good-sized bedrooms and a modern family shower room. Externally, a charming forecourt garden provides a welcoming approach, while the large rear garden offers lawn, mature hedging and a lovely summerhouse, ideal for enjoying the peaceful setting. Parking is available on-street to the front, with potential dedicated off-road parking available within the rear garden. Viewing is essential to fully appreciate the location, space and lifestyle opportunity this home affords.

#### Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing.

EPC - D and Council Tax Band - C.

The charming coastal village of Powfoot enjoys a truly enviable setting on the Solway Firth, just 4 miles from the town of Annan in Dumfries & Galloway. Famed for its breathtaking estuary views, abundance of wildlife and tranquil pace of life, Powfoot is a haven for those who enjoy the outdoors, with miles of unspoiled coastal walks and cycle routes right on the doorstep. A highlight of the village is the highly regarded Powfoot Golf Club, often described as "one of golf's best kept secrets," offering a beautifully kept links course and a welcoming clubhouse. Despite its peaceful atmosphere, Powfoot is ideally located for convenience, with Annan close by providing a wide range of everyday amenities including supermarkets, independent shops, cafes, restaurants, bars and excellent transport connections by road and rail. Families are well served by reputable primary schools in nearby villages, while secondary education is available in both Annan and Dumfries. For commuters, the A75, A74(M) and mainline rail station at Annan ensure straightforward access to Carlisle, Dumfries, Glasgow and beyond. Blending stunning coastal scenery with excellent connections and community spirit, Powfoot offers a rare balance of relaxation and practicality, making it one of Dumfries & Galloway's most desirable places to call home.

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## GROUND FLOOR:

### VESTIBULE

Entrance door from the front, internal door to the hallway, and a feature tiled floor.

### HALLWAY

Internal doors to the living room, dining room and kitchen, radiator, and stairs to the first floor landing.

### LIVING ROOM

Double glazed bay window to the front aspect, radiator, and a fireplace with inset wood-burning stove, timber mantle and stone hearth.

### DINING ROOM

Opening to the kitchen, and a double glazed window to the rear aspect.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and splashbacks above. Freestanding electric cooker, extractor unit, space and plumbing for a dishwasher, one and a half bowl ceramic sink with mixer tap, kitchen main clothes dryer, radiator, under-stairs cupboard, internal door to the rear hall, and a double glazed window to the rear aspect.

### REAR HALL

Plumbing for a washing machine, fitted cupboards, internal door to the WC/cloakroom, external door to the rear garden, and an obscured double glazed window.

### WC/CLOAKROOM

WC and wall-mounted wash hand basin.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family shower room, loft-access point, and a double glazed Velux window.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, and a decorative fireplace.

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a decorative fireplace.

### BEDROOM FOUR

Double glazed window to the rear aspect, and a decorative fireplace.

## FAMILY SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, extractor fan, loft-access point, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a small lawned forecourt garden, with gate and pathway from the pavement to the front door. On-street parking is available to the front of the property, with potential dedicated off-road parking available within the rear garden.

### Rear Garden:

To the rear of the property is a generous garden area, separated from the home by a shared vehicular access road. The rear garden includes a lawn, mature hedging and a timber summerhouse. Additionally, an external cold water tap is located on the rear elevation, along with the external oil-fired boiler and oil tank being situated at the rear.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - insisting.torched.skins

## AML DISCLOSURE:

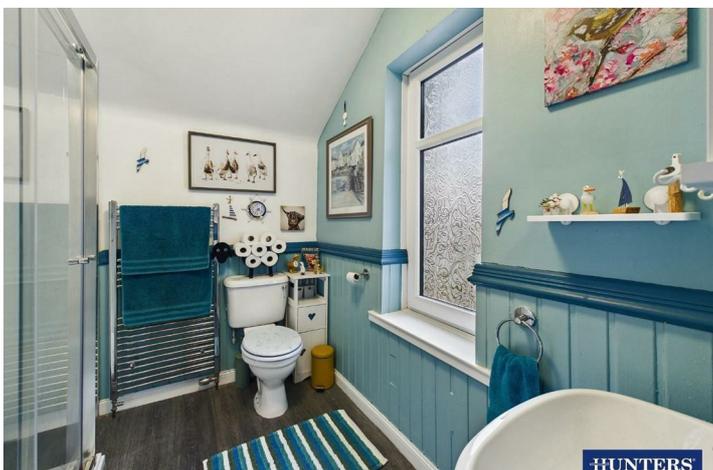
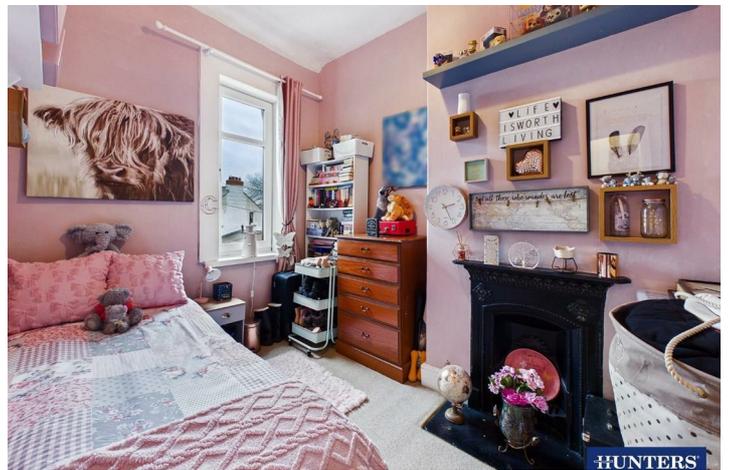
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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.

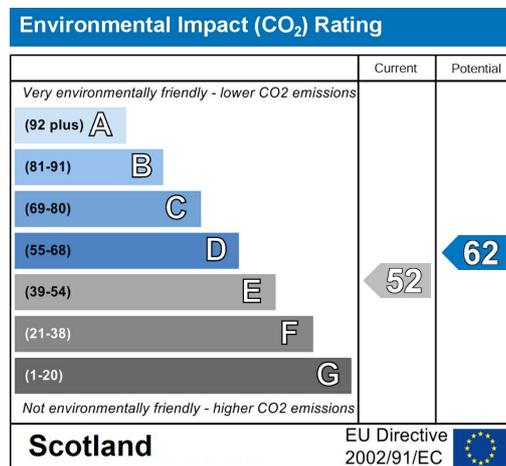
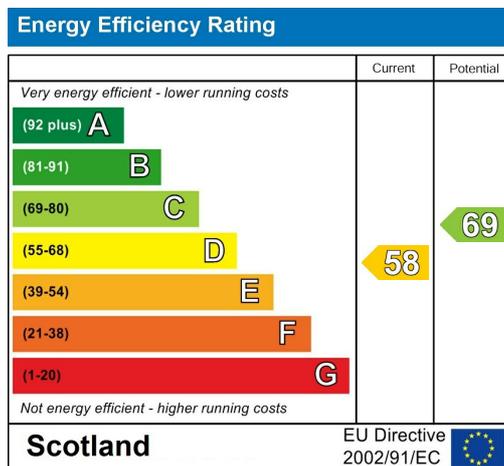
# Floorplan







## Energy Efficiency Graph

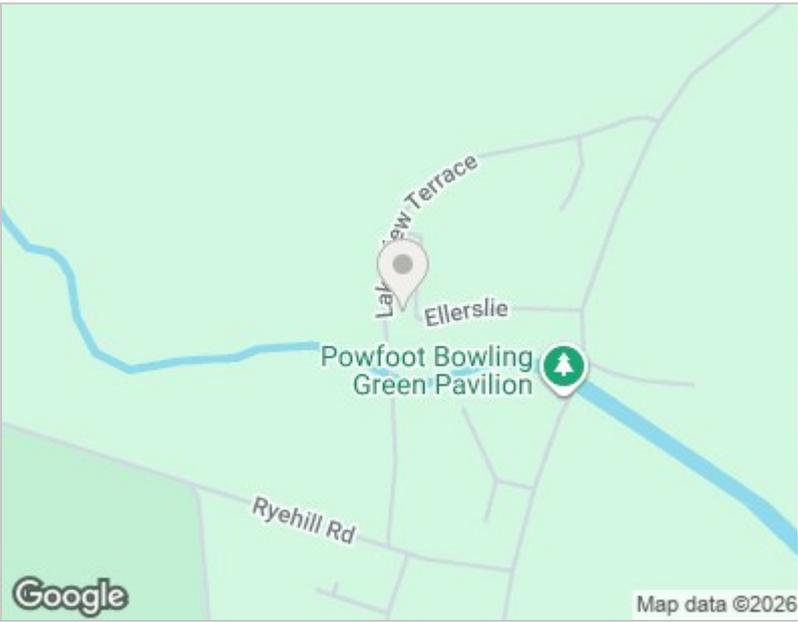


## Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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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. 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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