



## East Hecklegirth

Annan, DG12 6HR

Offers Over £250,000



- Beautifully Presented Detached Bungalow
- Open Plan Dining Kitchen
- Three Double Bedrooms (Master En-Suite)
- Off-Road Parking & Large Detached Garage
- Sought After Residential Location
- Large Living Room with Front Aspect
- Sunroom with Utility Cupboard
- Downstairs Family Bathroom
- Landscaped & Manageable Gardens
- EPC - D

# East Hecklegirth

Annan, DG12 6HR

Offers Over £250,000



WOW - Could this possibly be the ultimate bungalow goal? Beautifully presented throughout and ready for the new owner to move straight in is this three bedroom detached dormer bungalow. Boasting an excellent amount of internal space including spacious living room, sunroom and open plan dining kitchen the property provides space for buyers of all ages to live and grow. Externally, the gardens are beautifully landscaped and of manageable size. A viewing comes highly recommended to appreciate every aspect of this home.

The accommodation briefly comprises entrance hall, hallway, living room, dining kitchen, sunroom, two double bedrooms, master en-suite and family bathroom on the ground floor with a landing and third double bedroom on the first floor. Externally there is front and rear gardens, off road parking, detached garage and kennels. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - E.

Peacefully situated towards the outskirts of Annan, the property enjoys excellent access to a wealth of local amenities and transport links. Within Annan itself you have a wide array of 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.

## ENTRANCE HALL

Entrance door from the front with internal door to the hallway.

## HALLWAY

Internal doors to the living room, dining kitchen, two bedrooms and family bathroom. Stairs up to the first floor with under-stairs storage cupboard, additional storage cupboard, recessed spotlights and radiator.

## LIVING ROOM

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

## DINING KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Freestanding 'Rangemaster' cooker, extractor unit, space and plumbing for a dishwasher, space for a fridge freezer, one and a half bowl sink with mixer tap, recessed spotlights, radiator, three double glazed windows to the side aspect, double glazed window to the front aspect and internal door to the sunroom.

## SUNROOM

Double glazed windows to two sides with double glazed French doors to the rear garden patio, two double glazed Velux windows and radiator. A utility cupboard housing the wall mounted gas boiler plus space and plumbing for a washing machine.

## MASTER BEDROOM

Double glazed window to the side aspect, radiator and internal door to the en-suite shower room.

## MASTER EN-SUITE

Three piece suite comprising WC, wall mounted vanity wash hand basin and shower enclosure benefitting a mains shower with rainfall and massage shower heads. Fully boarded walls, tiled flooring, towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

## BEDROOM TWO

Double glazed window to the rear aspect and radiator.

## FAMILY BATHROOM

Three piece suite comprising WC, vanity wash hand basin and bath with electric shower over. Chrome towel radiator, extractor fan, recessed spotlights and integrated speaker system.

## LANDING

Stairs up from the ground floor hallway with internal door to the third bedroom. Two eaves storage cupboards.

## BEDROOM THREE

Double glazed window to the rear aspect, radiator and two eaves storage cupboards.

## EXTERNAL

To the front of the property is a low maintenance garden with off-road parking extending from the front to the side elevations. Gate access to the rear garden. The rear garden is well landscaped including a large paved seating area, gravelled play area and lawned garden with raised borders. Greenhouse to the rear garden and external cold water tap to the side elevation.

## GARAGE/KENNELS

Garage benefitting a up and over garage door, two pedestrian access doors, power and lighting. The kennels include power, lighting and tiled flooring internally.

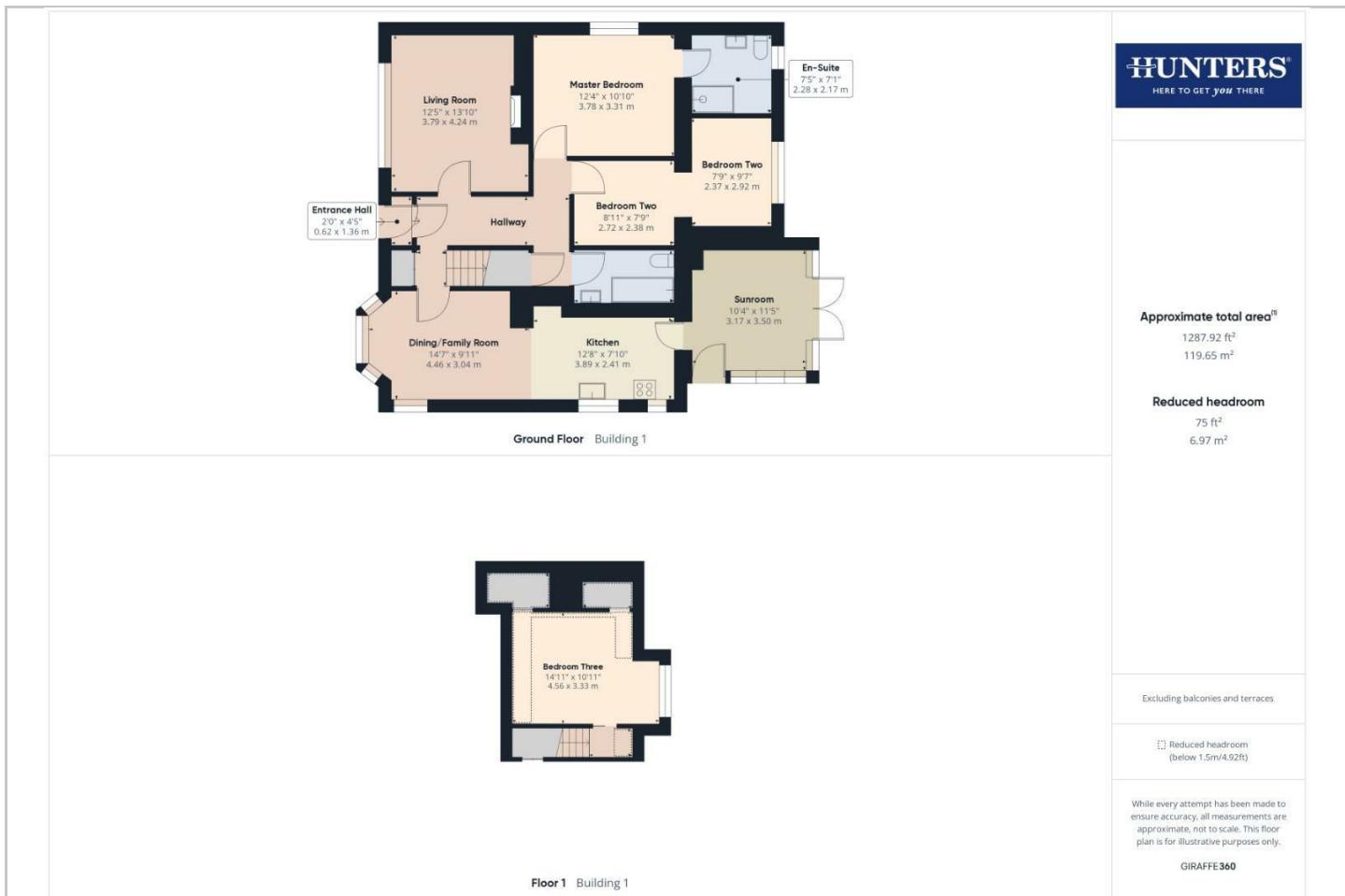
## WHAT3WORDS

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 - comedy.origins.dancer](https://what3words.com/W h a t 3 W o r d s A p p a n d e n t e - comedy.origins.dancer)

## PLEASE NOTE

The legal title does not include the area of garden ground east of the garage, but the vendor will provide a suitable policy of title insurance.

## Floorplan





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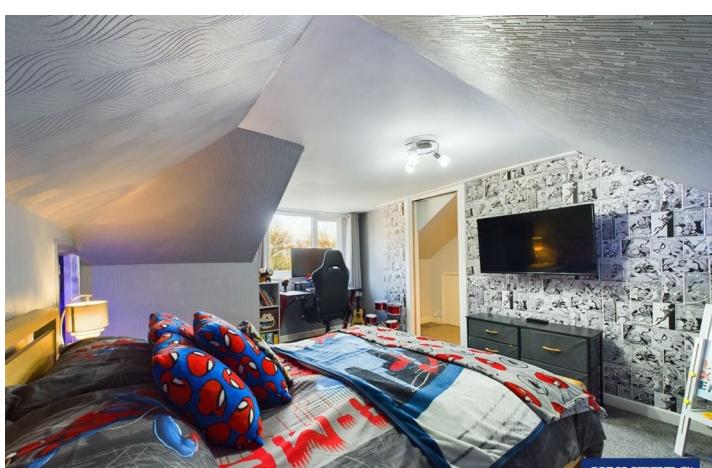
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Tel: 01228 584249



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### Energy Efficiency Graph

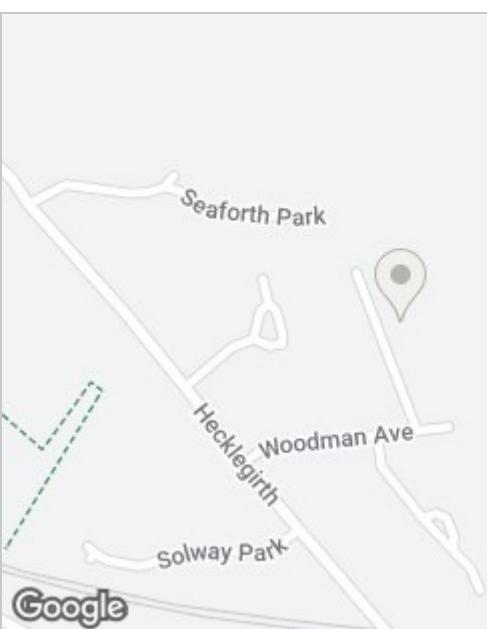
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

### Viewing

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

Road Map



Hybrid Map



Tel: 01228 584249



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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