



## Calgary Grove

Eastriggs, Annan, DG12 6UB

Offers Over £250,000



- Exceptional Quality & High Specification Detached Bungalow
- Beautifully Landscaped Rear Garden with a Contemporary Style
- Living Room with Garden Outlook
- Spacious Three-Piece Family Bathroom
- Solar Panels for Added Efficiency
- Pristine Show-Home Condition Throughout
- Contemporary Dining Kitchen with Adjoining Utility Room
- Three Bedrooms with a Luxurious Master En-Suite
- Ample Off-Street Parking & Integral Garage
- EPC - B

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Rarely does a bungalow of this quality and specification come to market. Presented in pristine, show-home condition throughout, this detached three-bedroom bungalow boasts a stylish, light-filled interior with a thoughtfully designed layout that flows effortlessly from room to room. The heart of the home is a contemporary dining kitchen, seamlessly connecting through sliding double doors to a spacious living room, a perfect space for everyday living and entertaining. The master bedroom features a luxurious en-suite shower room, complemented by two further good-sized bedrooms and a large family bathroom. Outside, the beautifully landscaped rear garden is contemporary in style and boasting a private haven ideal for relaxation or hosting guests. Practicality is equally well considered, with an integral garage, generous driveway, and fitted solar panels that help reduce running costs. Situated nicely within the sought-after Stanfield development in Eastriggs, on a private road of only three properties, we encourage a viewing of this property for you to experience every aspect and detail that this excellent home has to offer.

The accommodation, which has gas central heating, double glazing and solar panels, briefly comprises a hallway, dining kitchen, living room, utility room, three bedrooms, master en-suite and bathroom internally whilst externally there is off-street parking, an integral garage and gardens to the front and rear. EPC - B and Council Tax Band - E.

Located on the outer fringe of 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.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the dining kitchen, three bedrooms and bathroom, built-in cupboard with double doors, loft-access point and a radiator.

### DINING KITCHEN

Kitchen Area:

Contemporary matt grey and handleless fitted kitchen, comprising a range of base, wall and drawer units with compact laminate worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, integrated microwave, four-burner gas hob, extractor unit, integrated dishwasher, integrated fridge freezer, inset one and a half bowl sink with mixer tap, recessed spotlights, extractor fan, internal door to the utility room and a double glazed window to the rear aspect.

Dining Area:

Radiator, internal part-glazed sliding doors to the living room and double glazed patio doors to the rear garden.

### LIVING ROOM

Double glazed window to the rear aspect and a radiator.

### UTILITY ROOM

Contemporary matt grey and handleless fitted base, wall and tall units with compact laminate worksurfaces. Space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, radiator, internal door to the garage, external door to the side elevation and a double glazed window to the rear aspect.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

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

Master En-Suite:

Three piece suite comprising a WC, pedestal wash basin and a double shower enclosure benefitting a mains shower with rainfall shower head. Contemporary shower board and splashback, chrome towel radiator, LED mirror, recessed spotlights, 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 and a radiator.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with mains shower over. Wall tiling, chrome

towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway: The bungalow is benefiting from a low maintenance shillied garden area with ramp pedestrian access to the front, gated pedestrian side access. The generous plot is providing ample onsite parking for up to four cars.

Rear Garden: The rear garden is beautifully landscaped contemporary in style and boasting a private haven ideal for relaxation or hosting guests. The garden has been designed to be low maintenance with artificial lawn, laid paving, shillies and pergola sitting area.

### INTEGRAL GARAGE

Manual up and over garage door, wall-mounted gas combi boiler, electricity consumer unit, power and lighting.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - requiring.happen.relishes

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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.

### PLEASE NOTE

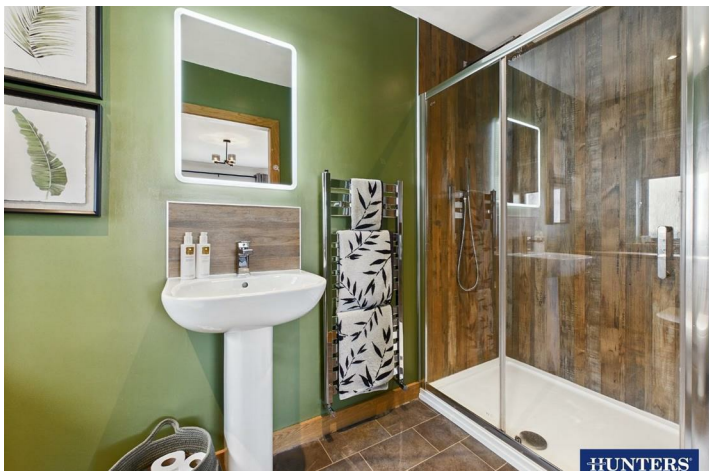
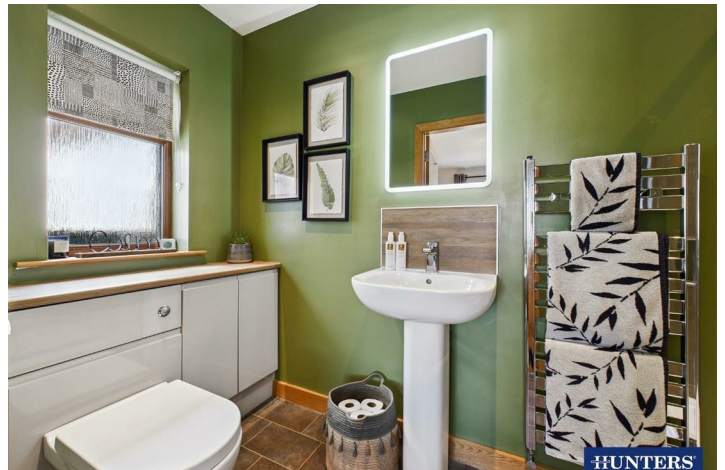
Declaration of Interest - We advise a vendor of this property is an employee of Hunters - Graeme MacLeod Property LTD.



Floorplan



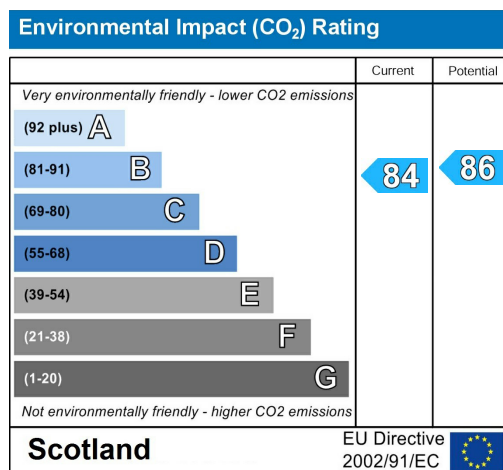
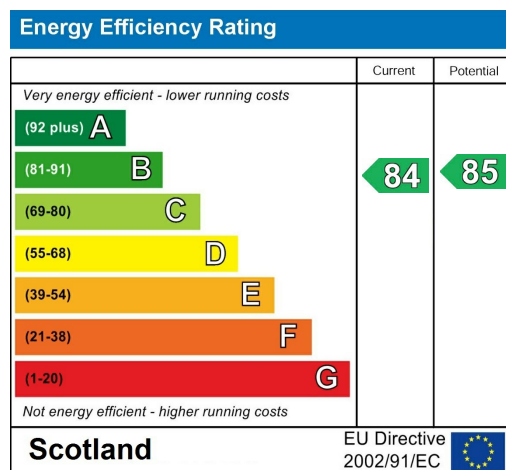








## Energy Efficiency Graph

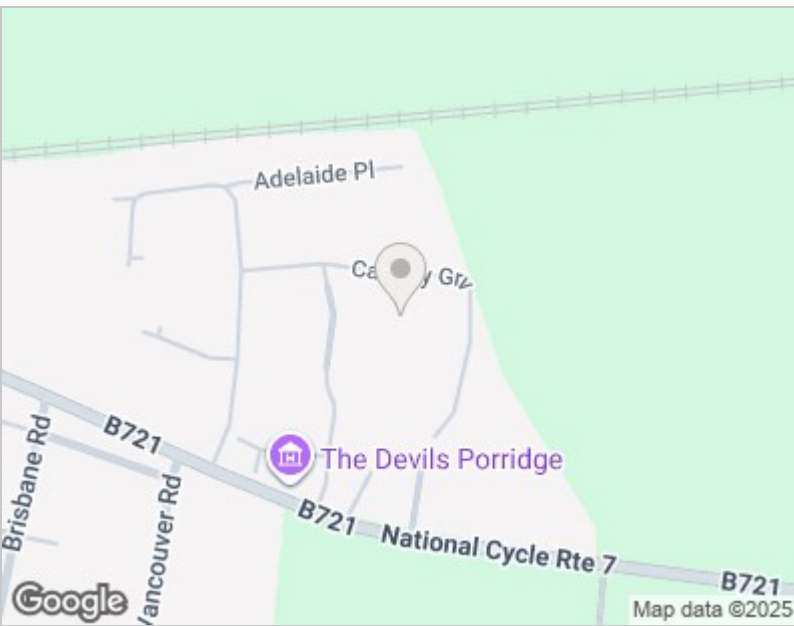


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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Bridgend, High Street, Annan, DG12 6AG  
Tel: 01387 245 898 Email: [southwestscotland@hunters.com](mailto:southwestscotland@hunters.com)  
<https://www.hunters.com>

