



## Standalane

Annan, DG12 5JR

Offers Over £95,000

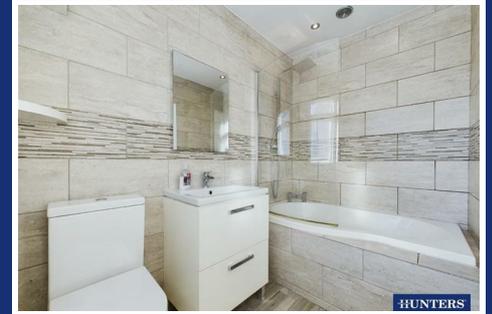


- End of Terrace House
- Spacious Dual-Aspect Living/Dining Room
- Two Double Bedrooms
- Large Rear Garden & Low-Maintenance Front Garden
- Ideal for First Time Buyers, Investors & Downsizers
- Conveniently Located within Annan
- Kitchen with Breakfast Bar
- Three-Piece Family Bathroom
- Off-Road Parking for Two Vehicles
- EPC - C

# Standalane

Annan, DG12 5JR

Offers Over £95,000



This two bedroom end of terrace house with off-road parking is perfectly located within Annan and enjoys an ease of access to a range of amenities and transport links. The property boasts a spacious living/dining room and modern kitchen along with two double bedrooms, modern family bathroom and excellent storage options throughout. Stepping outside, there is a large rear garden and off-road parking for two vehicles. An ideal choice for first time buyers, investors and downsizers, contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing, briefly comprises a hallway, living/dining room and kitchen to the ground floor with a landing, two bedrooms and family bathroom on the first floor. Externally there is off-road parking to the front and a garden to the rear. EPC - C and Council Tax Band - B.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within the town itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections 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.

## HALLWAY

10'10" x 8'3" (3.30m x 2.51m)

Entrance door from the front, internal doors to the living/dining room and kitchen, radiator and stairs to the first floor landing.

## LIVING/DINING ROOM

21'5" x 10'5" (6.53m x 3.18m)

Double glazed window to the front aspect, double glazed window to the rear aspect and a radiator. Measurements to the maximum points.

## KITCHEN

10'6" x 10'3" (3.20m x 3.12m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric oven, gas hob, extractor unit, space and plumbing for a washing machine, space for an American fridge-freezer, one and a half bowl stainless steel sink with mixer tap, breakfast-bar dining area, wall-mounted and enclosed gas boiler, radiator, recessed spotlights, under-stairs cupboard, double glazed window to the rear aspect and an external door to the side elevation.

## LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and family bathroom, cupboard and loft-access point.

## BEDROOM ONE

15'6" x 9'7" (4.72m x 2.92m)

Two double glazed windows to the front aspect, radiator and two cupboards.

## BEDROOM TWO

10'6" x 9'8" (3.20m x 2.95m)

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

## FAMILY BATHROOM

8'0" x 5'1" (2.44m x 1.55m)

Three piece suite comprising a WC, vanity wash hand basin and P-shaped bath benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed

spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL

Front/Parking:

Tarmac driveway allowing off-road parking for two vehicles, with an additional small gravelled garden area. Access gate to the side towards the rear garden.

Rear Garden:

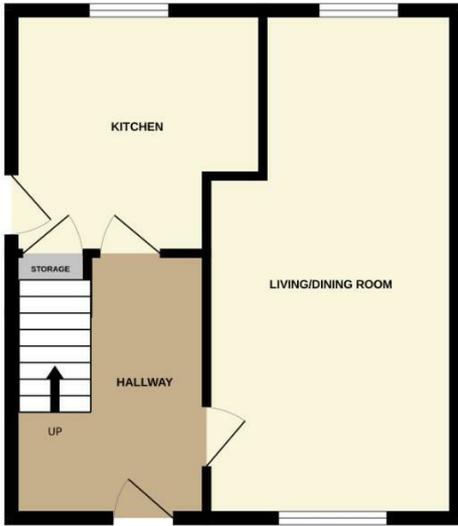
Benefitting a timber decking area, lawned garden, timber garden shed and paved pathway with a small paved seating area to the side of the property. The neighbouring property benefits a pedestrian right of way over the rear garden.

## WHAT3WORDS

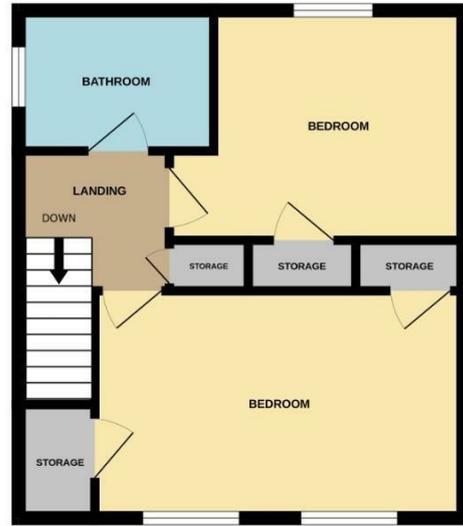
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/soulful.prelude.selection) and enter - soulful.prelude.selection

# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

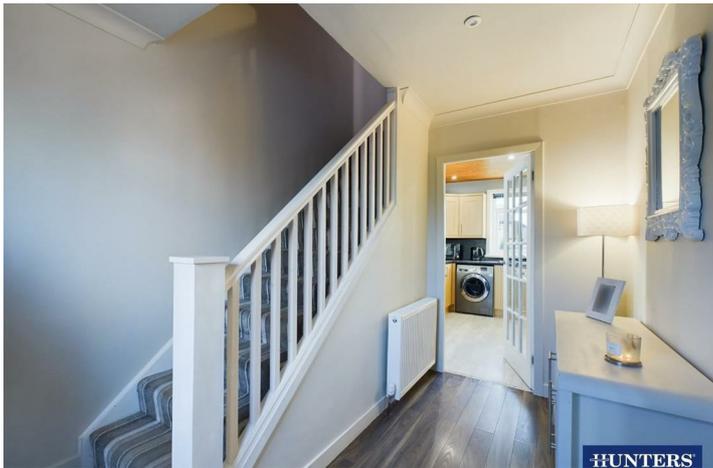




HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS

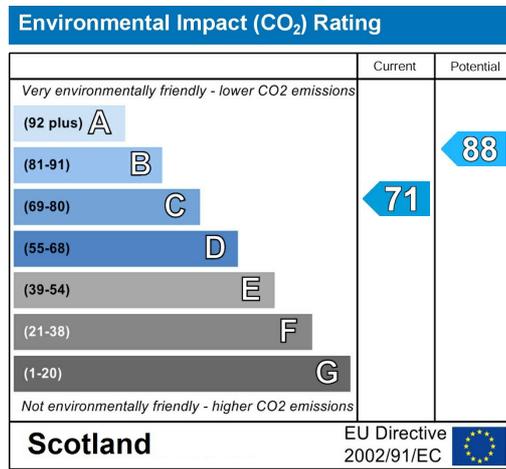
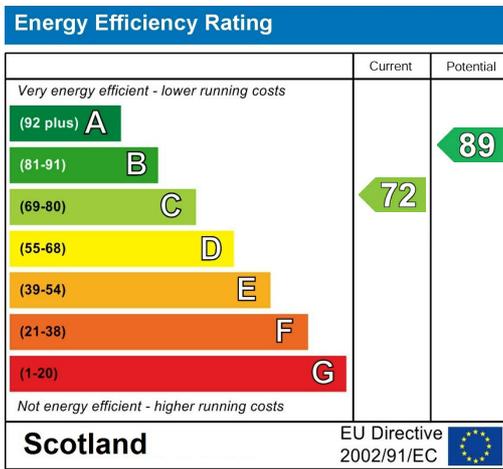


HUNTERS



**HUNTERS**

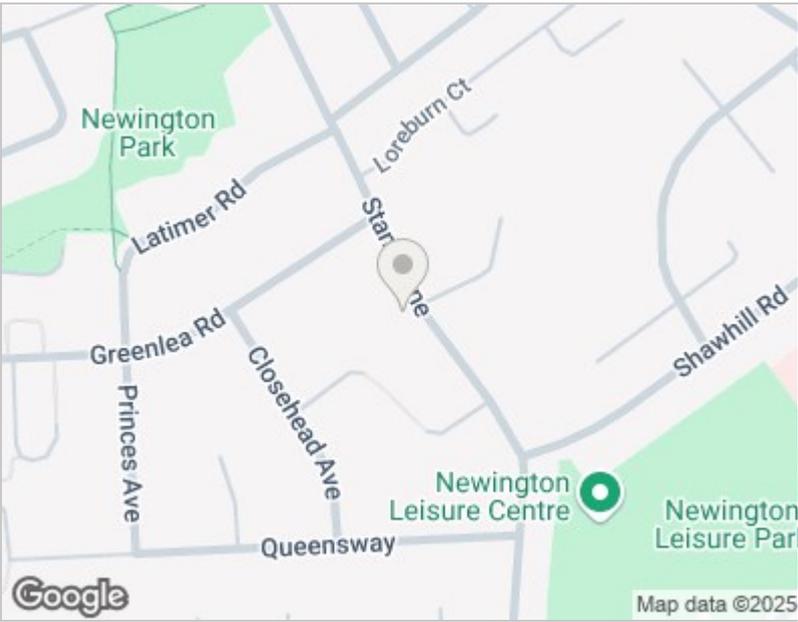
### Energy Efficiency Graph



### 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



**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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

